

PETITION FOR SPECIAL EXCEPTION 84-218-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class "B" Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Thanner Development Corporation
(Type or Print Name)

Signature: *[Signature]*

Address: 414 E. Joppa Road, Suite A-2

Towson, Maryland 21204

City and State

Attorney for Petitioner:

White, Mindel, Clarke, & Hill

(Type or Print Name)

Signature: *[Signature]*

Address: 305 W. Chesapeake Avenue, Suite 210

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 301-828-1050

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of January, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of February, 1984, at 11:00 o'clock A.M.

DATE: *[Signature]*

BY: *[Signature]*

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

PETITION FOR SPECIAL EXCEPTION 84-218-X

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Thanner Development Corporation
(Type or Print Name)

Signature: *[Signature]*

Address: 414 E. Joppa Road, Suite A-2

Towson, Maryland 21204

City and State

Attorney for Petitioner:

White, Mindel, Clarke, & Hill

(Type or Print Name)

Signature: *[Signature]*

Address: 305 W. Chesapeake Avenue, Suite 210

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 301-828-1050

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DATE: *[Signature]*

BY: *[Signature]*

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 84-218-X

MARGARET S. SHEELER, et al, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any preliminary

or final Order.

[Signature]

Phyllis Cole Friedman

People's Counsel for Baltimore County

[Signature]

Peter Max Zimmerman

Deputy People's Counsel

Rm. 223, Court House

Towson, MD 21204

444-2188

I HEREBY CERTIFY that on this 7th day of February, 1984, a copy

of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire,

White, Mindel, Clarke & Hill, 305 W. Chesapeake Ave., Towson, MD 21204,

Attorney for Petitioners; and Thanner Development Corporation, 414 E. Joppa

Road, Suite A-2, Towson, MD 21204, Contract Purchaser.

[Signature]

Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 16, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Margaret S. Sheeler, et al - 84-218-X

Please consider the CRG comments and the plan approved on 12/22/83 as the position of this office.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

Arnold Jablon
Zoning Commissioner February 16, 1984

Norman E. Gerber, Director
Office of Planning and Zoning

Margaret S. Sheeler, et al - 84-218-X

Please consider the CRG comments and the plan approved on 12/22/83 as the position of this office.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

HURST-ROSCH ENGINEERS, INC.

50 SCOTT ADAM ROAD SUITE 103
COCKEYSVILLE MD 21030

February 2, 1984

Telephone (301) 983-1663

J. J. ADAMS
D. W. CLARK
D. W. HOWE
W. J. MILLER
W. M. BRIDGEMAN
R. D. GARDNER
G. E. POLUS
W. R. SMITH

Zoning Commissioner
Baltimore County
Room 106
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Melton Place

Gentlemen:

On December 19, 1983, we submitted, on behalf of our client,

Thanner Development Corporation, a Petition For Special Exemption

to construct a Class B office building on a R0 zoned site. At that

time, the three (3) copies of the petition contained Xerox signatures

instead of three (3) original signature sets. Those original signa-

tures have been obtained and we are, therefore, submitting the petition

in triplicate with original signatures to replace the Xerox copies.

Thank you for your consideration and if any additional information is

required, please do not hesitate to contact this office.

Very truly yours,

HURST-ROSCH ENGINEERS, INC.

[Signature]

William K. Smith, P. E.

Vice President, Maryland Division

WKS:nd

enclosures

cc: Mr. L. Thanner

Hillsboro, Illinois

Frankfort, Kentucky

Terre Haute, Indiana

Champaign, Iowa

ADDITIONAL R.O. DATA		
DESCRIPTION	TO EXISTING PROPERTY LINE ON YORK ROAD	TO FUTURE PROPERTY LINE ON YORK ROAD
NET LOT AREA	33,220 SQ. FT.	30,586 SQ. FT.
GROSS LOT AREA	43,060 SQ. FT.	40,456 SQ. FT.
F.A.R.	0.5	0.5
MAX. BUILD ALLOWED	21,530 SQ. FT.	20,228 SQ. FT.
PROPOSED BUILDING	15,000 SQ. FT.	15,000 SQ. FT.
REQUIRED PARKING	44	44
PARKING PROVIDED	45	45
REQD. AMENITY OPEN SPACE	10,765 SQ. FT.	10,114 SQ. FT.
PROP. AMENITY OPEN SPACE	15,009 SQ. FT.	12,922 SQ. FT.

ADDITIONAL R.O. NOTES

- 1.) PROPOSED BUILDING: 9,000 SQ. FT. - GENERAL OFFICE
10,000 SQ. FT. - MEDICAL OFFICE
TOTAL = 19,000 SQ. FT.
- 2.) TRAFFIC: $\frac{1}{3}$ GENERAL OFF - 9,000 @ 12.3 = 615
 $\frac{2}{3}$ MEDICAL OFF - 10,000 @ 75 = 750
TOTAL ADT: = 815
- 3.) HOURS OF OPERATION: 7:30 AM - 5:00 PM.
- 4.) MAX. NO EMPLOYEES: 100
- 5.) TRANSIT: NO BUS LINE ON YORK ROAD
- 6.) REFUSE TO BE COLLECTED BY A COMMERCIAL COLLECTOR
AND STORED IN CANS IN THE UTILITY ROOM.
- 7.) TOPOGRAPHY SLOPES FROM YORK ROAD WITH MINOR
EXCAVATION.
- 8.) REQUIRED PARKING: $\frac{1}{3}$ GENERAL OFF. = (UPPER FLOORS) 5000
 $\frac{2}{3}$ MEDICAL OFF. = 10000 @ $\frac{1}{1300}$ =
TOTAL = 40 SPACES
- 9.) PARKING PROVIDED = 45 SPACES @ 8.5' x 18' MIN. (HANDICAPPED)
- 10.) AMENITY OPEN SPACE PROVIDED: SITE: 11,486 9,399
COURT: 1,447 1,447
BALCONIES: 2,076 2,076
TOTAL: 15,009 SQ. FT. 12,922
(USING EXIST. #) (USING FUTURE #)
- 11.) STORM WATER MANAGEMENT BY INFILTRATION
- 12.) ALL LIGHTING ($\frac{1}{3}$ DENOTES 4' HIGH LOW LIGHT) TO BE DIRECTED DOWNWARD
($\frac{2}{3}$ DENOTES 10' HIGH LIGHT) AWAY FROM RESIDENTIAL AREAS.
- 13.) 4' HIGH SCREENING AROUND PARKING LOT WHERE SHOWN
- 14.) 2 SIGNS (45 SQ. FT. EA.) TO BE MOUNTED ON BUILD FACING YORK
- 15.) CLASS "B" BUILDING TO BE 3 STY. HAVE A AVG. HEIGHT OF 22'
BE CONSTRUCTED OF RED BRICK, TINTED GLASS & BLUE
WOOD SUN SHADES (SEE ATTACHED SHEET FOR ELEVATIONS)

TYP. RESIDENTIAL SETBACK REQUIREMENTS

The diagram shows two houses on a lot. A vertical line on the left is labeled 'TOWN LOT'. A horizontal line between the two houses is labeled '16' MIN.'. Below the houses, the word 'GROUND?' is written. To the right of the diagram, a list of setback requirements is provided.

- WINDOW TO WINDOW = 30'
- WINDOW TO TRACT BOUNDARY = 35'
- WINDOW TO STREET R/W = 25'
- WINDOW TO LOT LINE = 15'
- BUILDING TO TRACT BOUNDARY = 30'

NO WINDOWS IN ENDS OF UNITS

William K. Smith

DATA FOR SOIL TYPES			
Jp1: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES JpC2: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED Snp1: SASSAFRAS-URBAN LAND COMPLEX, 0 to 5% SLOPES			
SOIL	HOMOTAXES (3 SLOPES or LESS)		STREETS/PARKING LOTS
	W/ BASEMENT	W/O BASEMENT	
JOPPA	Jp1	SLIGHT	MODERATE SLOPE
	JpC2	SLIGHT	SEVERE SLOPE
SASSAFRAS	Snp1	SLIGHT	MODERATE SLOPE

OTH EUS
SCAL

1" = 10'	1" = 20'
1" = 30'	1" = 40'
1" = 50'	1" = 60'
1" = 70'	1" = 80'
1" = 90'	1" = 100'

RESIDENTIAL PARKING DETAIL NOT TO SCALE

"WATSON'S GARDEN CENTER"

ZONED B.L.

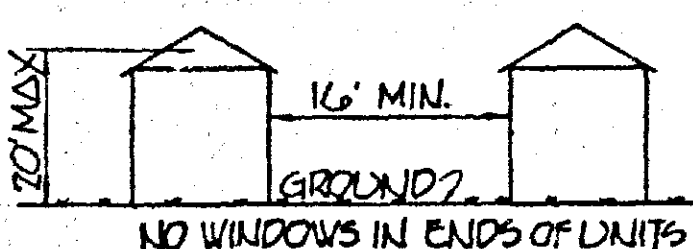
MD. RTE. 45 - YORK ROAD

SECTOR
MINOR

1000 @ 1/1000 = 10
1300 - 34
SPACES
CAPPED (12x10)
9399
1447
2076
12,922 sq. ft.
are ft.)

DOWNWARD &
SHOWN BY (SHRUBS)
YORK ROAD
OF 24'-0" &
S & B BY EACH
ELEVATION VIEWS)

TYP. RESIDENTIAL SETBACK REQUIREMENTS



WINDOW TO WINDOW = 10'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO STREET R/W = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'

HURST-ROSCHKE ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
262-3760



William K. Hurst

DATA FOR SOIL TYPES

JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 6% SLOPES				
JpC: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED				
SbD: SASSAPARILLA-URBAN LAND COMPLEX, 0 to 5% SLOPES				
SOIL	HOMOPATHIES (3 MOORE OR LESS)	W/ BASEMENT	W/O BASEMENT	STREETS/PARKING LOTS
JOPPA	JpB	SLIGHT	SLIGHT	MODERATE SLOPE
JOPPA	JpC	SLIGHT	SLIGHT	SEVERE SLOPE
SASSAPARILLA	SbD	SLIGHT	SLIGHT	MODERATE SLOPE

OWNER & DEVELOPER
THANNER DEVELOPMENT CORPORATION
414 E JOPPA ROAD
TOWSON, MD. 21204
828-0606

C.R.G. PLAN-SUBDIVISION OF MELTON PLACE

5TH ELECTION DISTRICT	5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND	
SCALE: 1"=40'	DATE: OCTOBER 1983

LEGEND

- AREA OF PROPOSED PAVING
- PROPOSED BUILDING ENVELOPE
- EXISTING DIVISION LINE FOR SOIL TYPES
- EXISTING CONTOUR LINE (5' INTERVAL)
- PROPOSED CONTOUR LINE (2' INTERVAL)

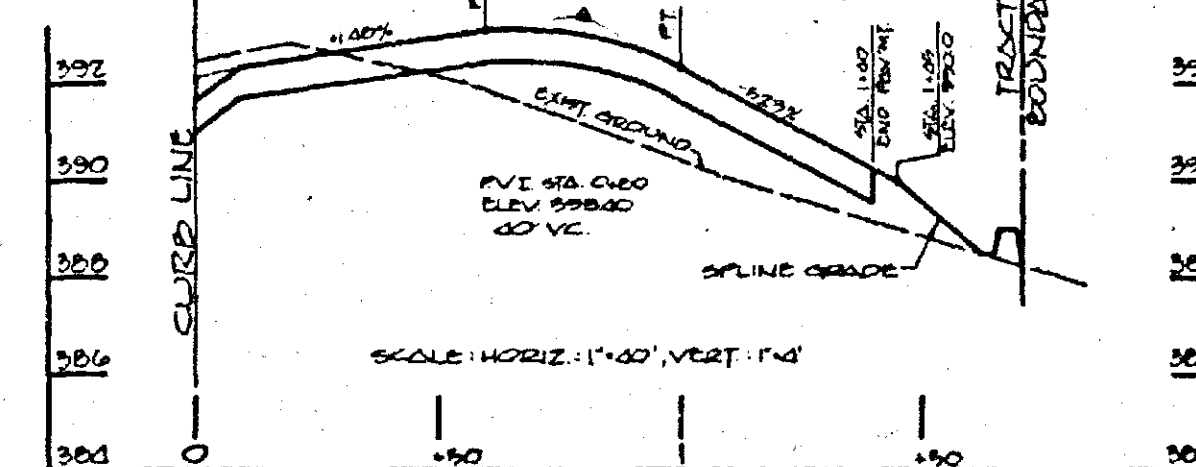
SITE DATA

DESCRIPTION	DR 5.5 ZONE	RO ZONE	PROP. TOTAL
AREA	4.06 AC. ±	0.76 AC. ±	4.82 AC. ±
DENSITY	TOTAL ALLOWED = 22 PROP. 19 SINGLE FAMILY	④ PROP. 3 4TY. CLASS "B" BUILDING	19 DWELLINGS + 1 BUILDING
OPEN SPACE	REQ'D = 4.00% TOTAL = 0.16 AC. ± PROP. W/SHED TO BE APPLIED FOR	REQ'D = 25% = 0.24 AC. ± PROP. 0.34 AC. ±	0.34 AC. ±
PARKING	REQ'D = 2/DWELLING = 38 PROP. 38 SPACES	REQ'D = 1/1000 = 1.75/1000 = 1.75 + 34 PROP. 45 SPACES	83 SPACES

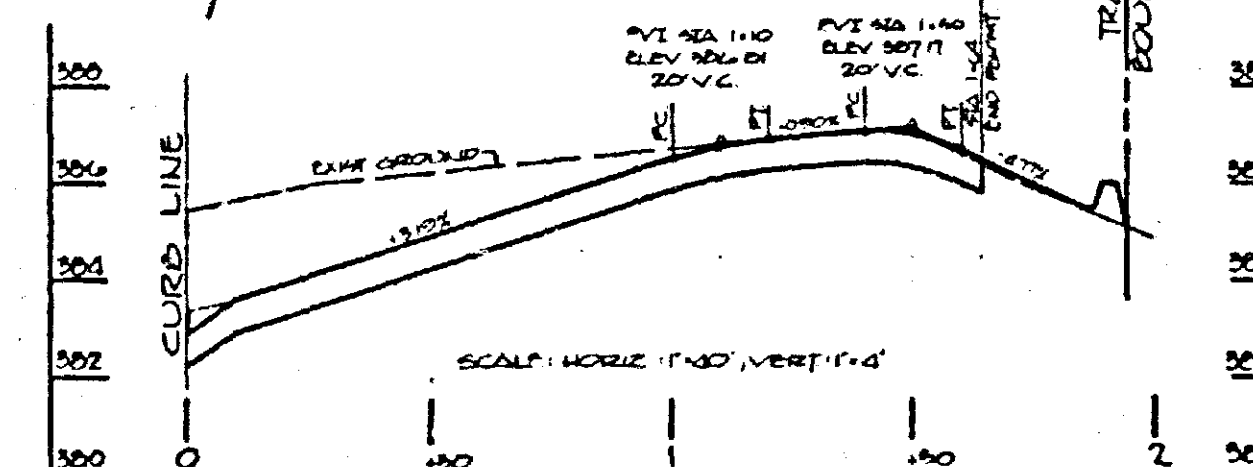
④ SPECIAL EXCEPTION WILL BE APPLIED FOR.

GENERAL NOTES

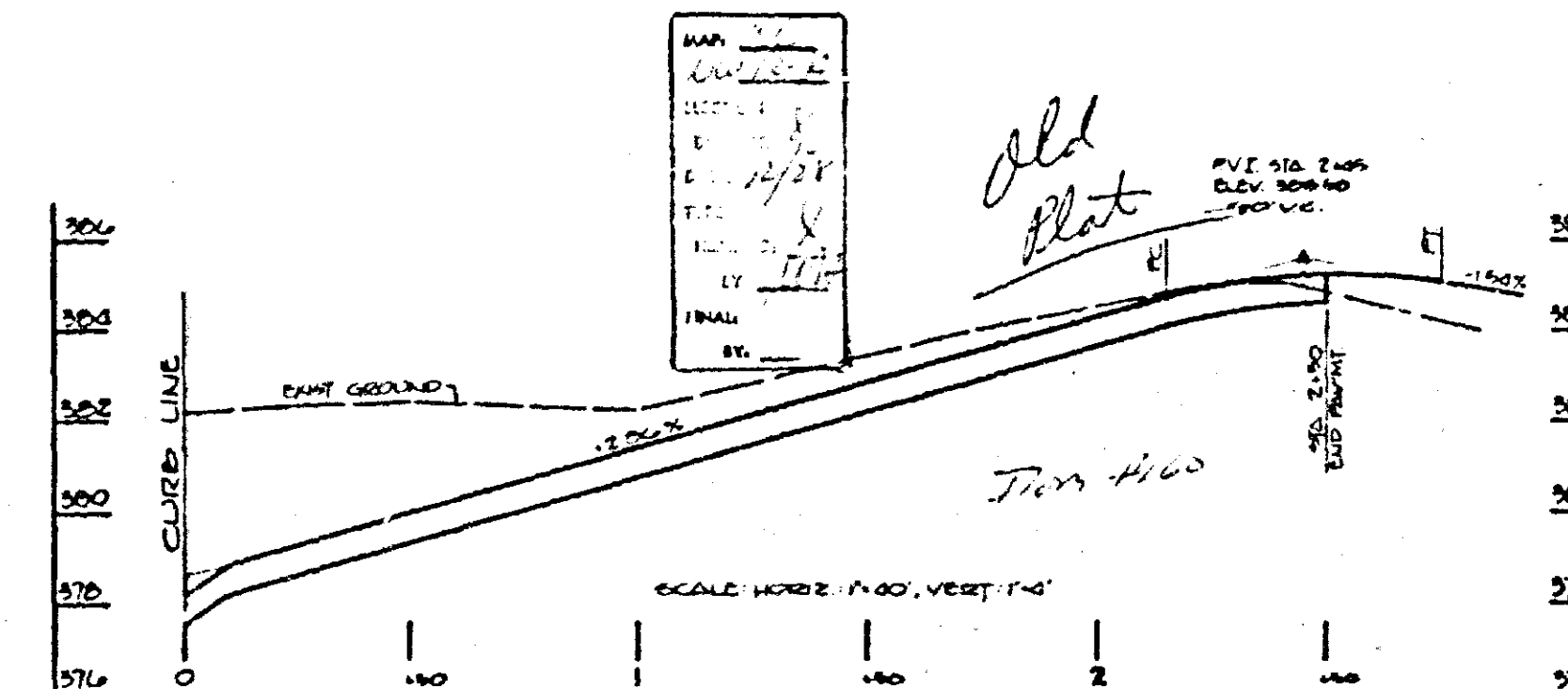
- DEED REFERENCE: C.H.K. JR. 5498, 497, ACCOUNT # 08-19-033152
- EXISTING ZONING OF SITE: DR 5.5 & R.O. (AS SHOWN)
- CENSUS TRACT NO. 4006.02
- WATERSHED NO. 10
- SUB-SEWERLINED NO. 97
- FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 3)
- ADT'S = 204 (DR. 5.5 ZONE)
- ALL ROADWAYS & PARKING LOTS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9'x18' MIN. (DR. 5.5 ZONE), SEE DETAIL.
- LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER (DR. 5.5 ZONE)
- THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY (DR. 5.5 ZONE)
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- STREET LIGHTS IN DR. 5.5 ZONE WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES SHOWN THUSLY ▲
- CONTOUR INTERVAL: EXISTING = 5'; PROPOSED = 2'
- PANHANDLE DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE & MAINTENANCE SHALL BE IN PROPORTION TO LENGTH NEEDED TO GAIN ACCESS TO INDIVIDUAL LOTS.
- STORM WATER MANAGEMENT: DR. 5.5 ZONE - SWALE STORAGE AND DRY WELLS (DR. 5.5 ZONE)



PANHANDLE DRIVE NO. 1



PANHANDLE DRIVE NO. 2



PANHANDLE DRIVE NO. 3

old Plot

Jim Hico

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

LEGAL OWNERS

Name: Gayle S. Keller
Signature: *Gayle S. Keller*
Name: Hope S. McCaffrey
Signature: *Hope S. McCaffrey*
Name: E. June Shock
Signature: *E. June Shock*
Name: Ronald D. Shock
Signature: *Ronald D. Shock*
Name: Robert E. Shock, Jr.
Signature: *Robert E. Shock, Jr.*
Name: Shirley S. Henschen
Signature: *Shirley S. Henschen*
Name: Evelyn R. Ford
Signature: *Evelyn R. Ford*

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Name: Gayle S. Keller
Signature: *Gayle S. Keller*
Name: Hope S. McCaffrey
Signature: *Hope S. McCaffrey*
Name: E. June Shock
Signature: *E. June Shock*
Name: Ronald D. Shock
Signature: *Ronald D. Shock*
Name: Robert E. Shock, Jr.
Signature: *Robert E. Shock, Jr.*
Name: Shirley S. Henschen
Signature: *Shirley S. Henschen*
Name: Evelyn R. Ford
Signature: *Evelyn R. Ford*

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Signature: *Hope S. McCaffrey*
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Signature: *Ronald D. Shock*
Name: Robert E. Shock, Jr.
Signature: *Robert E. Shock, Jr.*
Name: Shirley S. Henschen
Signature: *Shirley S. Henschen*
Name: Evelyn R. Ford
Signature: *Evelyn R. Ford*

PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception
LOCATION: East side of York Road, 300 ft. North of the centerline of Margate Road
DATE & TIME: Wednesday, February 29, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building

Being the property of Margaret S. Sheeler, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

HURST-ROSCHKE ENGINEERS, INC.

CONSULTING ENGINEERS
2323 YORK ROAD
TOWSON, MARYLAND 21204
December 19, 1983

J. J. ADAMS
D. W. CLARK
D. W. HOWE
W. J. MILLER
W. M. BRUMMER
R. G. GELICH
G. E. POLIS
W. E. SMITH

Zoning Commissioner
Baltimore County
Room 106
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Gentlemen:

On behalf of our client, Thanner Development Corporation, we are submitting the following data to petition for a special exemption to construct a Class B office building on a RO site.

1. Petition for special exemption - 3 copies.
2. CRG Plan - 6 copies.
3. Property description - 7 copies.
4. Check in the amount of \$100.00.

If any additional information is required, please do not hesitate to contact this office.

Very truly yours,

HURST-ROSCHKE ENGINEERS, INC.

William K. Smith
William K. Smith, P. E.
Vice President, Maryland Division

WKS:bk

Enclosures

copy: Mr. L. Thanner

original
petition forms will be submitted later
to Mr. Arnold DE 12/20

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, MD. 21204

Thanner Dev. Corp.
414 E. Joppa Road
Towson, MD. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of January, 1984.

Petitioner Margaret S. Sheeler, et al received by
Petitioner's R. Bruce Alderman, Esq.
Attorney

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

also
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Suite 310
Towson, Maryland 21204

RE: Item No. 160 - Case No. 84-218-X
Petitioner - Margaret S. Sheeler, et al
Special Exception Petition

Dear Mr. Alderman:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct a Class B office building on the R.O. zoned portion of this site, this hearing is required.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Thanner Development Corp.
414 E. Joppa Road
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING MINUTES Thursday, December 22, 1983

MELTON PLACE
DISTRICT 8

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Current Planning

Agency Representatives

Robert Covachy - Developers Engineering Div.
George Wittman - State Highway Administration

Developer's Representatives

Larry Thanner - Thanner Development Corp.
Kevin Glover - Thanner Development Corp.
Harry Stegman - Hurst-Rosche Engr.
Mark Vaszil - Hurst-Rosche Engr.
William Smith - Hurst-Rosche Engr.

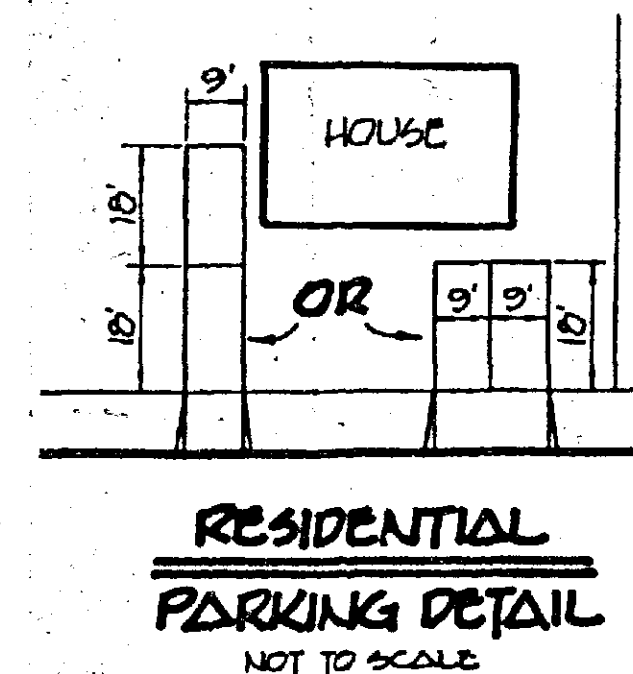
*Attachment - Interested Citizen

The meeting was called to order at 1:30 p.m. by Mr. Benson, Chairman of the County Review Group. He introduced the members of the CRG and stated the purpose of the meeting.

Representatives from Hurst-Rosche Engineers, the developer's engineer, presented the plan. This site is located on York Rd. opposite Watson's Garden Center. This site consists of 4 acres with 19 units proposed. It is proposed to construct a Class B building of 15,000 sq. ft. Two-thirds of the building will be used for medical offices. One access is proposed from York Rd. for the office building and access to residential lots is from existing Melton Rd. Public water and sewer to be extended in Melton Rd. in addition to the construction of a fire hydrant. Low level lighting is proposed within the RO zone. A 7' R/W is proposed for York Rd.

Mr. Bober, Co-Chairman of the CRG, summarized the written comments submitted from State Highway Administration, Developers Engineering Division, Fire Prevention, Recreation and Parks, Planning, Zoning, Health, Traffic Engineering. Mr. Bober's summary is as follows: The plan is generally acceptable to the State Highway Administration.

The proposed public road shall be improved as a 30' curb and gutter cross section

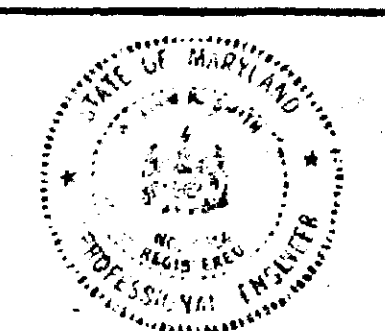


ERE SHOWN BY * (SHRUBS)
ACING YORK ROAD. (MAX. 8 SQ. FT.)
EIGHT OF 22'-0" &
GLASS & BLEACHED
T FOR ELEVATION VIEWS)
E. ± BASED UPON AREA OF
WIDTH OF TRACT (ROADWAY AREA)

Diagram illustrating the minimum gap between units. The gap is labeled "16' MIN." and "GROUND?". The left unit is labeled "70' MAX." and the right unit is labeled "70' MAX.". Below the diagram, it states "NO WINDOWS IN ENDS OF UNITS".

WINDOW TO WINDOW = 40'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO STREET R./W. = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'

HURST-ROSCHÉ ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
252-3760

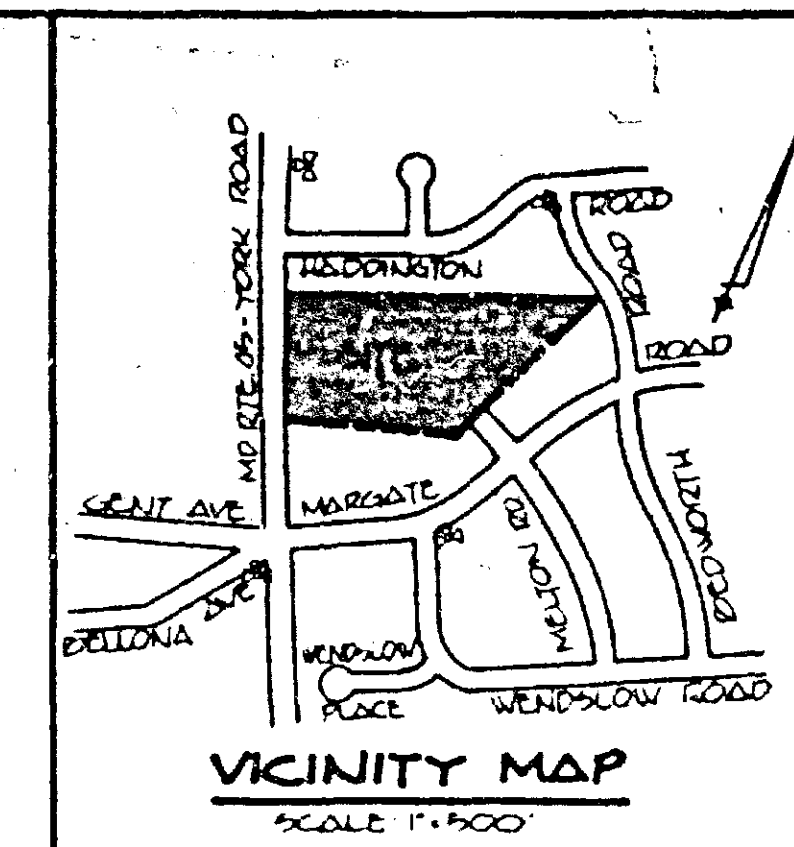


William K. Smith

Jpb: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES				
Jpc: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED				
Snb: SASSAFRAS-URBAND LAND COMPLEX, 0 to 5% SLOPES				
SOIL		HOMOPHITES (3 to 40% or less)		STREETS/PARKING LOTS
		W/ EASEMENT	WO EASEMENT	
JOPPA	Jpb	SLIGHT	SLIGHT	Moderate: Slope
	Jpc	SLIGHT	SLIGHT	SEVERE Slope
SASSAFRAS	Snb	SLIGHT	SLIGHT	Moderate: Slope

OWNER & DEVELOPER
**THANNER DEVELOPMENT
CORPORATION**
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

8TH ELECTION DISTRICT	9TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND	
SCALE: 1"=40'	DATE: OCTOBER 1983



FRONT OF HOUSE

AREA OF PROPOSED PAVING

PROPOSED BUILDING ENVELOPE

EXISTING DIVISION LINE FOR SOIL TYPES

EXISTING CONTOUR LINE (5' INTERVAL)

PROPOSED CONTOUR LINE (2' INTERVAL)

DESCRIPTION	D/R 5.5 ZONE	RO ZONE	PROPOSED TOTAL
AREA	406 AC ±	076 AC ±	483 AC ±
DENSITY	TOTAL ALLOWED = 22 PROP. 19 SINGLE FAMILY	④ PROP. 3 STY CLDGS "C" BUILDINGS	19 DWELLING 01 BUILDING
OPEN SPACE	REQ'D = 40% / 100 = 0.40 AC ± PROP. 19% / 19 = 0.19 AC ±	REQ'D = 25% = 0.22 AC ± PROP. 0.20 AC ±	0.24 AC ±
PARKING	REQ'D = 20 DWELLING = 30	REQ'D = 1000' / 7.5 = 13300' / 15 LGA. PROP. 600' ±	805 SPACES

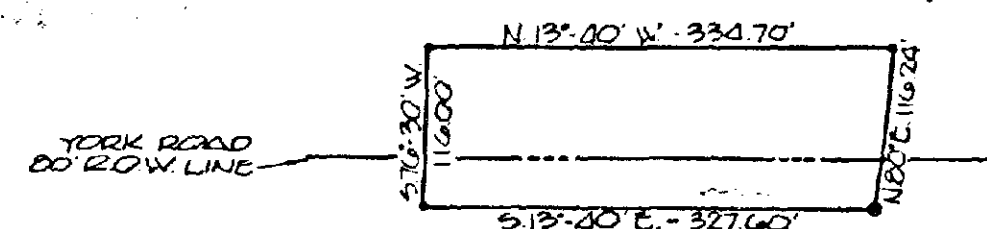
⊕ SPECIAL EXCEPTION WILL BE APPLIED FOR

- 1) DEED REFERENCE: E.H.K. JR. 5496, 497; ACCOUNT # 08-19-033152
- 2) EXISTING ZONING OF SITE: DR 5.5 & R.O. (AS SHOWN)
- 3) CENSUS TRACT NO 0086.02
- 4) WATERSHED NO. 10
- 5) SUB-SEWERSHED NO. 57
- 6) FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 2)
- 7) ADT'S = 204 (DR. 5.5 ZONE)
- 8) ALL ROADWAYS & PARKING BAYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- 9) ALL PARKING SPACES WILL BE 9' x 18' MIN. (DR. 5.5 ZONE) SEE DETAIL.
- 10) LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER (DR. 5.5 ZONE)
- 11) THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- 12) REFUSE TO BE COLLECTED BY BALTIMORE COUNTY (DR. 5.5 ZONE)
- 13) ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- 14) STREET LIGHTS IN DR. 5.5 ZONE WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES. SHOWN THUSLY ▲
- 15) CONTOUR INTERVAL: EXISTING = 5'; PROPOSED = 2'
- 16) FANLIABLE DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE & MAINTENANCE SHALL BE IN PROPORTION TO LENGTH NEEDED TO GAIN ACCESS TO INDIVIDUAL LOTS.
- 17) STORM WATER MANAGEMENT: DR. 5.5 ZONE: SWALE STORAGE AND DRY WELLS.

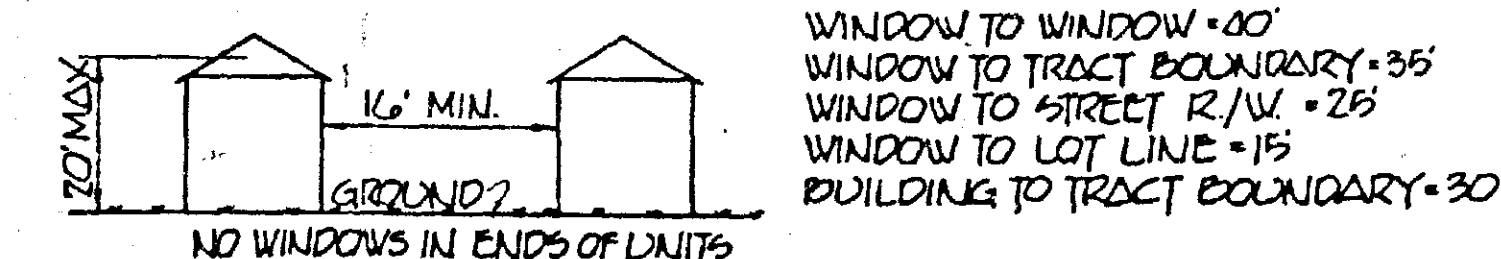
ADDITIONAL R.O. DATA		
DESCRIPTION		TO FUTURE PROPERTY LINE ON YORK ROAD
NET LOT AREA		28,558 SQ. FT.
GROSS LOT AREA		38,419 SQ. FT.
FLOOR AREA RATIO		PERMITTED = 0.5 PROPOSED = 0.33
MAX. BUILD ALLOWED		19,210 SQ. FT.
PROPOSED BUILDING		19,000 SQ. FT.
REQUIRED PARKING		44
PARKING PROVIDED		50
REQ'D AMENITY OPEN SPACE		9,405 SQ. FT.
PROP. AMENITY OPEN SPACE		10,293 SQ. FT.

ADDITIONAL R.O. NOTES

- PROPOSED BUILDING: 9,000 SQ. FT. - GENERAL OFFICE
10,000 SQ. FT. - MEDICAL OFFICE
TOTAL = 19,000 SQ. FT.
- TRAFFIC: 1/3 GENERAL OFF - 9,000 @ 12.3 = 61.5
2/3 MEDICAL OFF - 10,000 @ 7.5 = 75.0
TOTAL ADT'S = 136.5
- HOURS OF OPERATION: 7:30 A.M. - 5:00 P.M.
- MAX. NO. EMPLOYEES: 100
- TRANSIT: NO B BUS LINE ON YORK ROAD
- REFUSE TO BE COLLECTED BY A COMMERCIAL COLLECTOR AND STORED IN CANS IN THE UTILITY ROOM.
- TOPOGRAPHY SLOPES FROM YORK ROAD WITH MINOR EXCAVATION.
- REQUIRED PARKING: 1/3 GENERAL OFF - (UPPER FLOORS) 5,000 @ 11/500 = 10
2/3 MEDICAL OFFICE = 10,000 @ 11/300 = 34
TOTAL = 44 SPACES
- PARKING PROVIDED = 50 SPACES @ 8.5' x 18' MIN. (HANDICAPPED = 12' x 18')
- AMENITY OPEN SPACE PROVIDED: SITE = 7,462
COURT = 1,197
BALCONIES = 1,440
TOTAL = 10,299 SQ. FT. (USING FUTURE RT.)
- STORM WATER MANAGEMENT BY INFILTRATION
- ALL LIGHTING (10' DENOTES 10' LIGHT, 10' LIGHT DENOTES 10' LIGHT) TO BE DIRECTED DOWNWARD & AWAY FROM RESIDENTIAL AREAS.
- 4' HIGH SCREENING AROUND PARKING LOT WHERE SHOWN BY & (SHRUBS)
- NON-ILLUMINATED SIGN TO BE MOUNTED ON BUILD FACING YORK ROAD. (MAX. 8 SQ. FT.)
- CLASS "B" BUILDING TO BE 3 STY, HAVE A AVG. HEIGHT OF 22'-0" & BE CONSTRUCTED OF RED BRICK/TINTED GLASS & BLEACHED WOOD SUN SHADES (SEE ATTACHED SHEET FOR ELEVATION VIEWS)
- GROSS SITE AREA = 38,419 SQ. FT. OR 0.882 AC. ± BASED UPON AREA OF TRACT WITHIN R.O. ZONE PLUS 30' x WIDTH OF TRACT (ROADWAY AREA)



TYP. RESIDENTIAL SETBACK REQUIREMENTS



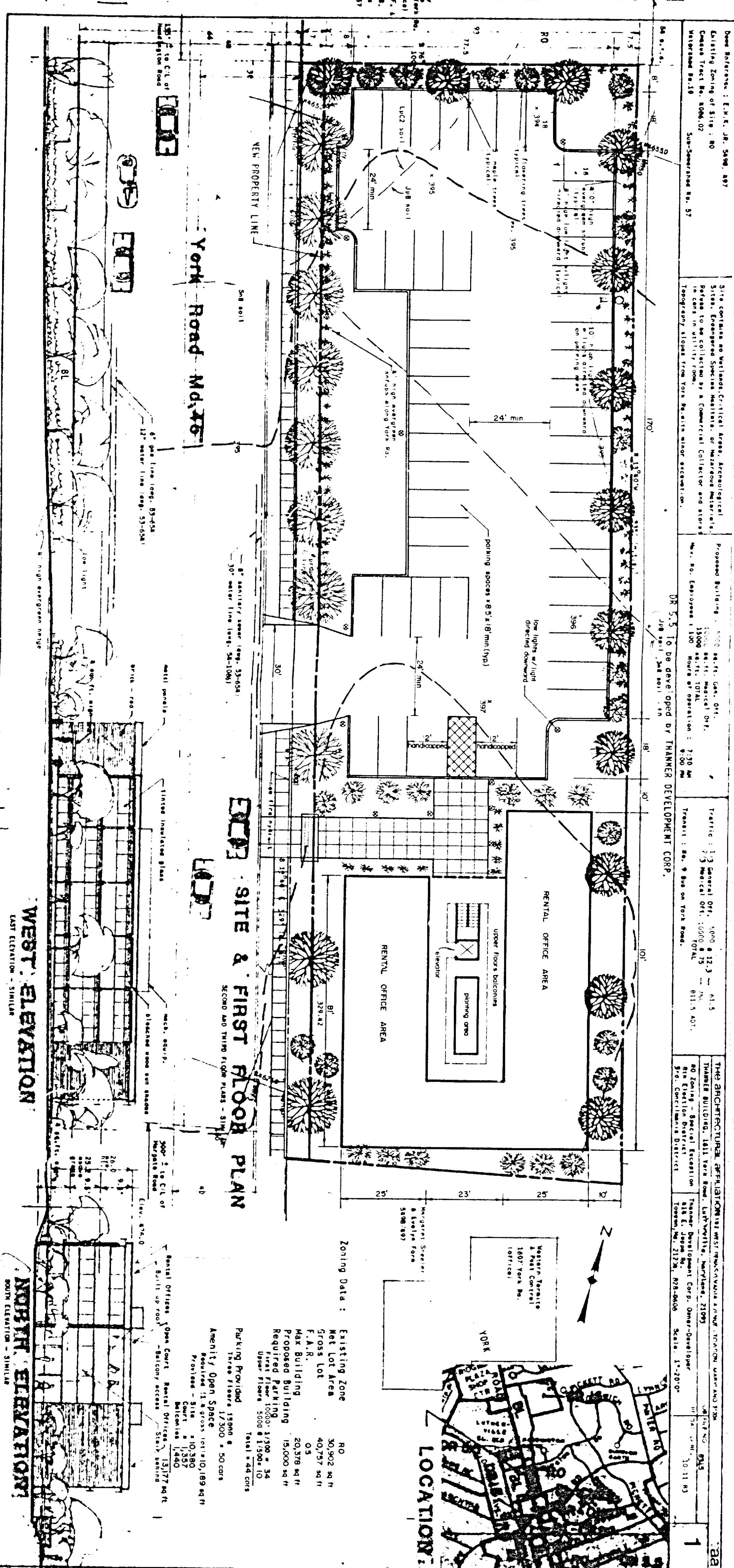
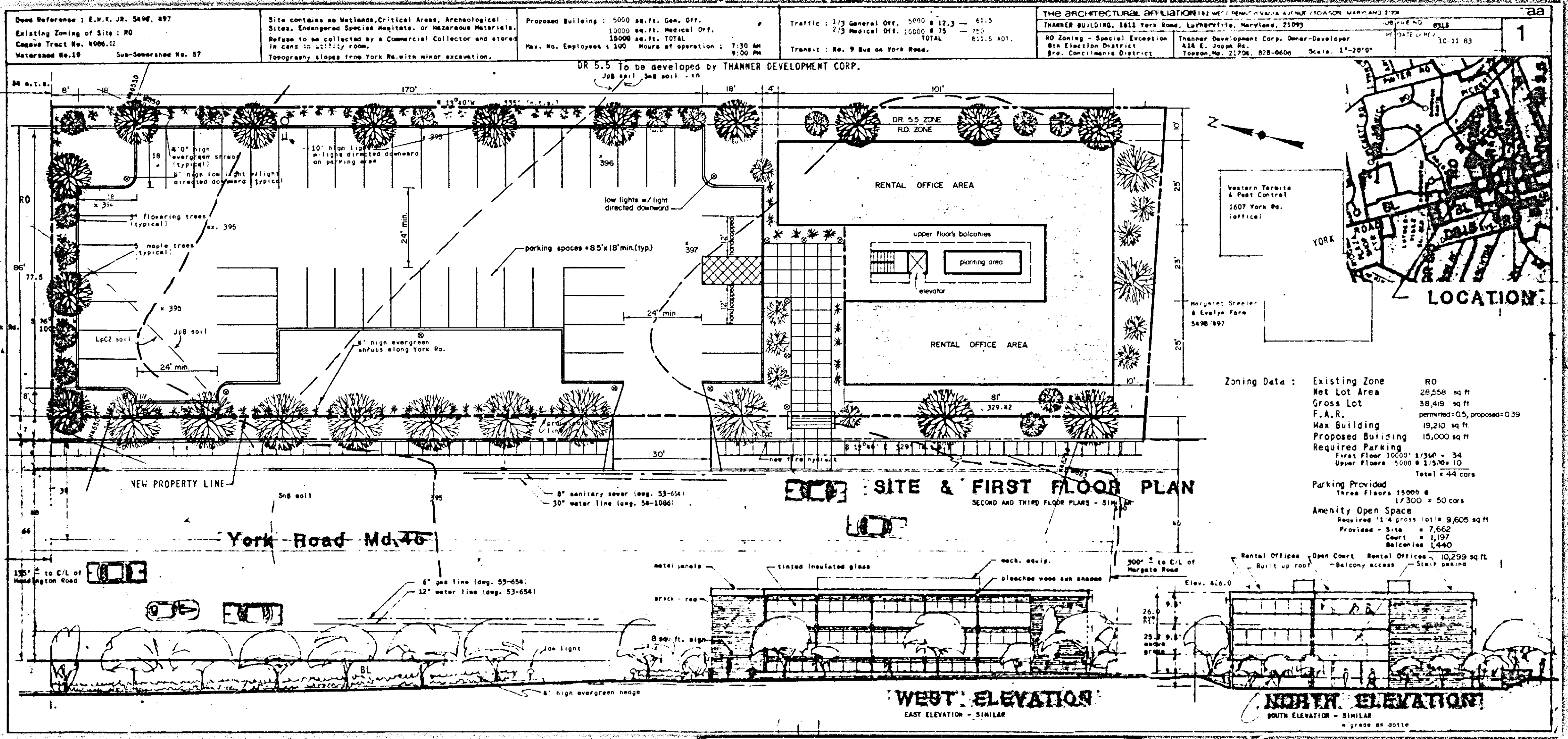
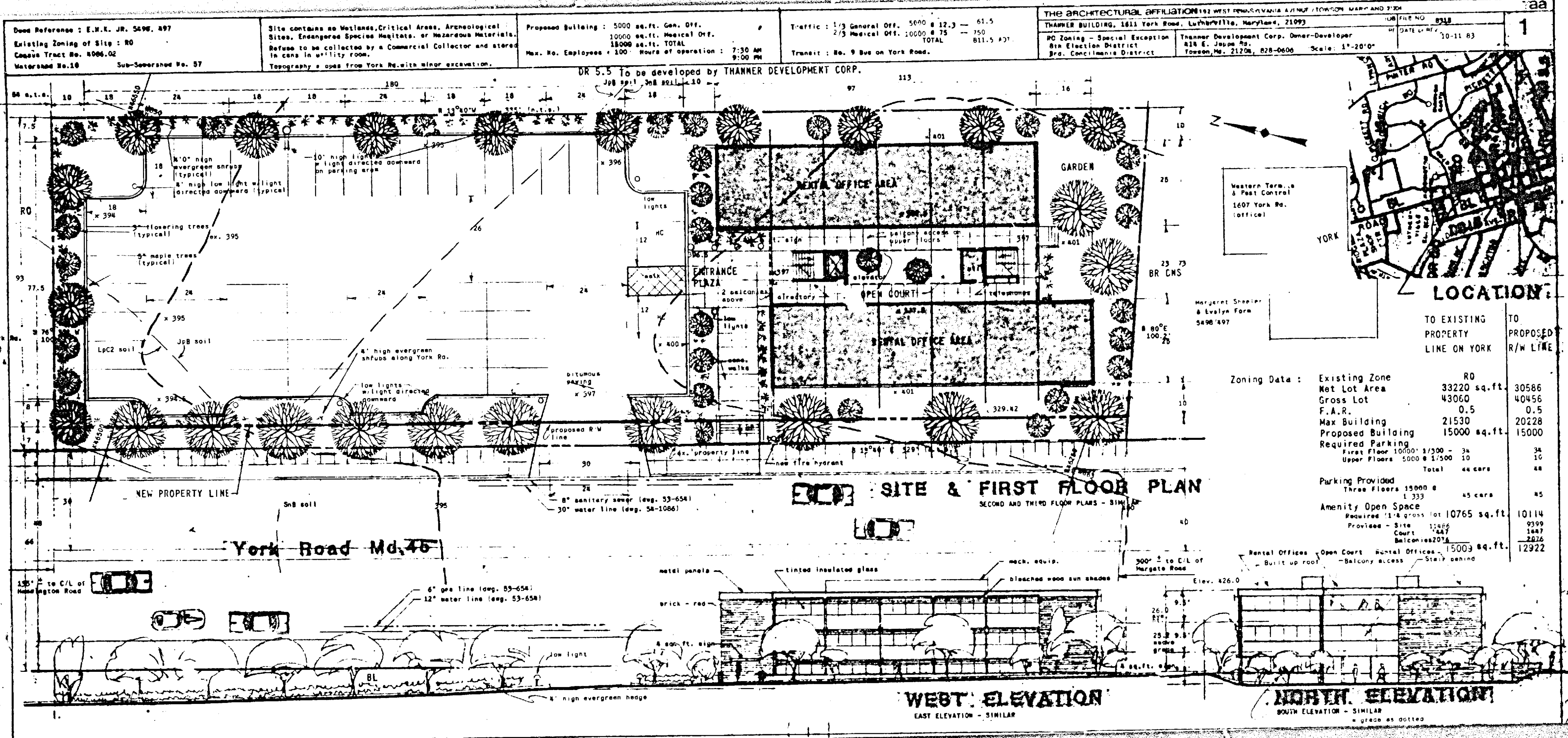
HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
252-3760



DATA FOR SOIL TYPES			
JpB: JOPPA GRAVELLY SANDY LOAM, 2 TO 5% SLOPES			
JpC: JOPPA GRAVELLY SANDY LOAM, 5 TO 10% SLOPES, MODERATELY ERODED			
SnB: SASSAFRAS UREA LAND COMPLEX, 0 TO 5% SLOPES			
SOIL	HOMESITES (5 ACRES OR LESS)	STREETS/PARKING LOTS	
JOPPA	JpB	SLIGHT	MODERATE SLOPE
	JpC	SLIGHT	SEVERE SLOPE
SASSAFRAS	SnB	SLIGHT	MODERATE SLOPE

OWNER & DEVELOPER
THANNER DEVELOPMENT CORPORATION
414 E. JOPPA ROAD
TOWSON, MD. 21204
825-0606

SCALE



on a 50' R/W. Storm drains are required within this site and shall be developer's full cost. Public water extensions are required. Storm water management and sediment control requirements apply to this subdivision. Sidewalks and street lights are required. Pan-handle drives shall be improved with a hard surface paving and in accordance with County standards and specifications. Construction drawings are required for this improvement. All buildings shall be designed to meet the County Fire Prevention Code. Open space is required. The waiver request will be submitted at the 1/9/84 meeting and the fee will be \$2,048.14.

The plan as submitted is satisfactory to Traffic Engineering. The plan as submitted with reference to residential lots is generally acceptable. Panhandle drives shall be improved with a minimum of 20' panhandles or a series shall be a minimum of 12' wide. Access easement for ingress, maintenance and utilities must be indicated on the plan, and an agreement must be recorded to establish access and maintenance responsibilities. Section 22-104 of the Development Regulations require development in RO zone shall be designed to achieve compatibility of proposed development with surrounding uses. Planning requests that additional landscaping be required along the existing residential homes and shade trees be provided where possible. A landscape plan must be submitted with the building application.

A Special Exception is required for a Class B office building. A petition was filed on 12/28/83 and approval of the concept plan is contingent upon the outcome of the Special Exception hearing. The plan should show how the gross area was computed. Show the floor area permitted and proposed. Location of amenity open space must be shown on the plan. Elevation drawings must be submitted showing the average height of building. Sign shall not exceed 8 sq. ft. and must be attached to building.

CITIZEN COMMENTS

Mr. Fraley of the York Manor Improvement Association would like to see more landscaping and screening, and stated that a storm drain problem exists on the W. Hollins property and should be investigated. He further stated that the plan as submitted is generally acceptable to the community.

The developer's engineer proposes to intercept storm drains within each lot with dry wells which should eliminate the Hollins property problem.

A copy of the written comments from the aforementioned agencies was given to the developer's engineer. All written comments are a part of these minutes.

The plan was approved by the Dept. of Public Works and Office of Planning. The meeting was adjourned at 2:30 p.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name	Address
Stoney Fraley	1703 Haddington Gethi
President -	Lutherville, Md. 21093
York Manor Improvement Association	

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: December 21, 1983

PROJECT NAME: MELTON PLACE PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VIII-373 PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

The design of the residential lots is generally acceptable. Private access easements for ingress, egress, utilities and maintenance must be shown on the Plan and the Plat for the three panhandle driveways. Agreements which establish access rights and maintenance responsibilities within the easement areas must be recorded prior to the conveyance of the panhandle lots and referenced in each deed for the new lots.

Locations for mail delivery and refuse collection for the panhandle lots must be shown on the plan. It is recommended that the mail boxes be clustered and the refuse areas be fenced. This may be detailed on the Final Development Plan.

Section 22-104 of the Development Regulations requires that development in an R-O Zone shall be designed to achieve compatibility of the proposed development with surrounding uses, and safety, convenience and amenity for the neighborhoods. This office is of the opinion that the proposed 4' high screening with shrubs is not sufficient. In order to achieve compatibility and amenity for the existing and proposed residences, additional landscaping is required. Shade trees should be provided where possible, and the area along the rear of proposed lots 5-8 should be attractively screened and landscaped. A landscape plan must be submitted with the building permit application.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: December 22, 1983

FROM: ZONING

PROJECT NAME: Melton Place PLAN: ✓
LOCATION: E/S York Road DEVELOPMENT PLAN: _____
S of Haddington Road
DISTRICT: 8th Election District PLAT: _____

1. The D. R. zoned portion of the tract generally meets zoning requirements. Building envelopes must be shown on the final development plan which meet all height and area requirements.
2. In an R.O. zone, a special exception for a Class B Office Building is required. This petition was filed as Item No. 160 on 12/20/83. The CRG plan may be approved, with minor revisions. Final approval however is contingent upon the outcome of the special exception hearing.

It should be noted that in order for the Zoning Commissioner to approve any special exception for a Class B Office Building the requirements of Section 504 and 203.2 of the Baltimore County Zoning Regulations must be met. Section 203.2 states the following: "The R.O. zoning classification is established... to accommodate houses converted to office buildings in predominately residential areas on sites that, because of adjacent commercial activity, reasonably be restricted solely to uses allowable in moderate-density residential zones. It is intended that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses of nearby property".

3. The following revisions must occur on the plan prior to CRG approval:
 1. Show how you arrived at gross site area.
 2. Show floor area ratio proposed as well as permitted.
 3. Delete all notes with regard to "existing property line on York Road" if the State Highway Administration and Baltimore County are requesting widening along York Road to be conveyed at this time.

7/82b2

Melton Place
E/S York Road, S of Haddington Road
8th Election District
Page 2

4. The locations of all amenity open space areas must be clearly shown in plan view. No areas less than 7 feet in width which about the parking lot area may be included in a.o.s. No areas which are to be conveyed as right of way may be included as a.o.s.
5. Elevation drawings must be submitted which show the average height of the building and more detail.
6. One non-illuminated sign, attached to the building wall, not to exceed 8 square feet or project more than 6 inches from the wall is permitted. The plan shows two, 4 square foot signs instead.
7. The note on parking should be amended to indicate minimum 24 foot wide driveways.

Diana Lyter
DIANA LYTER
Zoning Associate III

DI:bsc



Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-3-84
ITEM: #160
Property Owner: Margaret S. Sheeler, et al
Location: E/S York Road (Route 45), 300' N. from c/1 Margate Road
Existing Zoning: R.O.
Proposed Zoning: Special Exception for Class B Office Bldg.
Acres: 0.763
District: 8th

Dear Mr. Jablon:

On review of the site plan of October 1983 and field inspection, the State Highway Administration finds the plan generally acceptable.

All construction within the State Highway Administration Right of Way must be through access permit with the posting of bond or letter of credit to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering Access Permits
By: George Wittman

CL:GW:vr

cc: Mr. J. Ogle

My telephone number is (301)659-1350.
Toll-free number for impaired hearing or speech: 1-800-455-6841
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-455-6841
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: December 19, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Melton Place
PROJECT NUMBER: 483210
LOCATION: E/S of York Road, S. of Haddington Road
DISTRICT: 8C3

The Plan for the subject site, dated October 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

Project #83210
Melton Place
Page 2
December 19, 1983

GENERAL COMMENTS: (Cont'd)

The Plan is satisfactory pending conformance with the following comments:

HIGHWAY COMMENTS:

The schematic highway design as submitted is satisfactory for paving width and configuration.

The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15A), with depressed curb and 7-inch concrete aprons within the right-of-way.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. Development within the metropolitan area where public water and sewer service is available, the minimum panhandle width for two or more lots is 12 feet per lot. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded, prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

Project #83210
Melton Place
Page 3
December 19, 1983

HIGHWAY COMMENTS: (Cont'd)

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

A sediment control plan is required.

Storm water manager drawings will be necessary to be reviewed and approved prior to the recording of a record plat or the issuance of any grading or building permits.

Project #83210
Melton Place
Page 4
December 19, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

This property is surrounded on three sides by existing residential housing; therefore, extreme caution must be used in the design and implementation of the storm drain systems, the storm water management and the grading of the property.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

In addition to protecting the offsite properties from the concentration of surface waters, the Developer is also cautioned regarding the concentration of drainage within the subdivision. The preliminary grading shown on the plan indicates that swales will be installed to convey the runoff through the lots in several areas. It has been our experience that the conveyance of any significant amount of runoff from lot to lot usually results in problems.

All swales which convey drainage across several lots must be contained in drainage and utility easements and any swales or other devices used for storm water management must be covered by easements or in fee areas where County maintenance is involved.

Close coordination between the Developer's engineer and Baltimore County will be necessary for the storm water management, storm drain and grading design and approval.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Project #83210
Melton Place
Page 5
December 19, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Additional water service, if required, to serve the proposed Office Building may be obtained by application to the Department of Permits and Licenses. Service may be taken from the 12-inch main in York Road or the proposed main in Melton Road, but not from the 30-inch main in York Road.

Permission to connect to, or to connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is subject to water and/or Sewer System Connection Charges based on the size of water meters utilized.

With regard to the Office Building, if the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the System Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

For the proposed residential lots, the total water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

ENH:REC:iss

cc: File



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #160 (1983-1984)
Property Owner: Margaret S. Sheeler, et al
E/S York Rd. 300' N. from centerline of
Margate Rd.
Acres: 0.763 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning item submitted to this office for review by the Zoning Advisory Committee.

General:

Comments were supplied in conjunction with the Zoning Advisory Committee review for Item 12, Zoning Cycle I (April-October 1981).

Subdivision Review Comments were supplied by the Developers Engineering Division December 19, 1983 (Project 83210).

This property was reviewed by the County Review Group December 22, 1983.

This office has no further comment in regard to this Item 160 (1983-1984).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EHM:FWR:iss

cc: R. Covahey

S-SE Key Sheet
47 NW 1 P.C. Sheet
NW 12 A Topo
60 Tax Map

April 1, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #12 (Cycle I - April-October 1981)
Property Owner: Margaret S. Sheeler & Ramona S. Burns
E/S York Rd. 120' S. of Haddington Road
Existing Zoning: R-O & D.R. 5.5
Proposed Zoning: O-1
Acres: 4.8 District: 8th

Dear Mr. Reiter:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any improvements to York Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Melton Avenue, an existing County road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way, (Drawing 957-1541, File 5).

All entrance locations are also subject to the approval of the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #12 (Cycle I - April-October 1981)
Property Owner: Margaret S. Sheeler & Ramona S. Burns
Page 2
April 1, 1981

Water and Sanitary Sewer:

There are public 12 and 30-inch water mains in York Road, and an 8-inch public water main in Melton Road; there is 8-inch public sanitary sewerage in York Road and Melton Road.

Very truly yours,

(SIGNED) EDWARD A. McDONOUGH
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EHM:FWR:iss

S-SE Key Sheet
47 NW 1 P.C. Sheet
NW 12 A Topo
60 Tax Map

BALTIMORE COUNTY, MARYLAND

DATE: December 15, 1983

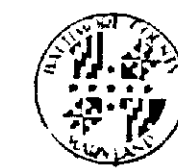
SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly and E. John Bryan, Jr.

PROJECT NAME: Melton Place
PROJECT NUMBER: CRG Agenda 12/22/83 1:30 PM
LOCATION: E/S OF YORK ROAD
DISTRICT: 8
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

1. Proposed panhandle roads shall be a minimum width of 16 feet and support 50,000 pound fire apparatus.
2. Proposed building shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101, Life Safety Code, 1981 Edition.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

February 13, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Margaret S. Sheeler, et al

Location: E/S York Road 300' N from c/l Margate Road

Item No.: 160

Zoning Agenda: Meeting of January 3, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: 2/10/84
Planning Group
Special Inspection Division

Noted and Approved: George M. Hammond
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date 12/15/83
 From: Dept. of Recreation and Parks

Project Name: MILTON PLACE Preliminary Plan
 Project Number: _____ Development Plan
 Location: Milton Road & York Road Final Plat
 Districts: 8, C-3 CRG Plan X

COMMENTS:

1. Local Open Space will be required and calculated as follows:

Gross Acreage 4.06 AC
 Zoning: DR 5.5 68
 LOS Required 0.2436
 Fee In Lieu of L.O.S. = \$8,394.00/acre
 Fee Required = \$2,048.14

2. Waiver request should be submitted before January 9, 1984 for inclusion in our next Recreation and Parks Board Meeting.

Albert R. Svehla, Jr.
 Facilities Coordinator

ARS:hg

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton DATE December 22, 1983
 FROM: C. Richard Moore
 SUBJECT: C.R.G. COMMENTS

PROJECT NAME Melton Place C.R.G. PLAN X
 PROJECT NUMBER & DISTRICT _____ DEVELOPMENT PLAN _____
 LOCATION E/S York Road S. of Haddington Road RECORD PLAT _____

The plan as shown appears satisfactory as it
 pertains to this department.

CRM/GNU/cem

C. Richard Moore
 Acting Deputy Director
 Traffic Engineering

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Subdivision Name, Section and/or Plat
Melton Place
Thompson Development Corp. Hunt - Chesapeake Express, Inc.
 Developer and/or Engineer
Leah Saunders 19 42 2666 2666
 Watershed No. of Lots Total Acreage Water Sewer
 or Units

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required: a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, _____ must be submitted prior to approval of plat, _____ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- X Public sewers X, public water X, must be utilized and/or extended to serve the property.
- X A Hydrogeological Study and Environmental Effects Report for this subdivision, _____ must be submitted, _____ are not required, _____ is incomplete and must be revised, X has/have been reviewed and approved.
- A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- X It is recommended the plan, _____ be approved as submitted, X be approved as submitted subject to the following conditions noted: mean dated December 10, 1983
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date December 19, 1983
 FROM: Stephanie Tawlor
 SUBJECT: ENVIRONMENTAL EFFECTS REPORT - MELTON PLACE
 CRG MEETING-DECEMBER 22, 1983 1:30 P.M.

PLANS REVIEW NOTES

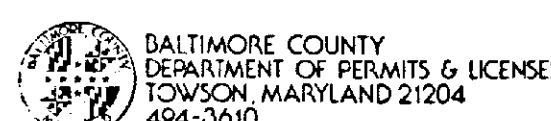
- Residential subdivision with 19 lots on 4.06 acres and office building on 0.76 acres.
- Public water and public sewer proposed.
- Loch Raven Reservoir watershed.
- No wetland soils.
- No streams on-site.
- Stormwater management is required.
- Proposed impervious area is 1.79 acres.
- Proposed best management practices: "Erosion and sediment control practices will be used during the construction period."

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

- The owner agrees in writing to comply with the following Best Management Practices at this site:
 - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - Filling will not occur in grassed or lined drainage ditches or swales.

ST:pms



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 404-3010

TED ZALESKI, JR.
 DIRECTOR
 Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

January 20, 1984

Dear Mr. Jablon:

Comments on Item # 160 Zoning Advisory Committee Meeting are as follows:

Property Owner: Margaret S. Sheeler, et al
 Location: E/S York Road 300' N. from C/L Margate Road
 Existing Zoning: R-O
 Proposed Zoning: Special exception for Class B Office Building

Acres: 0.763
 District: 8th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ & other _____ miscellaneous _____ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Sets.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for commercial uses or 3'0" for one & two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 1601, line 2, Section 1107 and Table 1602, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 255 and the required construction classification of Table 1601.
- Comments - Show curb cuts, signs, building access, etc., for Handicapped Code - an elevator shall be required. Check Section 1111.0 for exterior opening requirements. Comments on structure will be made when it has been submitted for a permit.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
 Plans Review

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 3, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 Baltimore County Office Building
 1111 West Chesapeake Avenue
 Towson, Maryland 21204

Z.A.C. Meeting of:

January 3, 1984

RE: Item No: 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, & 168.
 Location:
 Present Zoning:
 Proposed Zoning:

District:
 No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
 Department of Planning

WNP:lh

March 7, 1984

R. Bruce Alderman, Esquire
 305 West Chesapeake Avenue, Suite 310
 Towson, Maryland 21204

IN RE: Petition Special Exception
 E/S of York Road, 300' N of the
 centerline of Margate Road - 8th
 Election District
 Margaret S. Sheeler, et al,
 Petitioners
 Case No. 84-218-X

Dear Mr. Alderman:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

LAW OFFICES

WHITE, MINDEL, CLARKE & HILL
 SUITE 310
 305 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 (301) 828-1050

January 20, 1984

The Honorable Arnold E. Jablon
 Zoning Commissioner for
 Baltimore County
 County Office Building
 Towson, Maryland 21204

Re: Petition for Special Exception
 Thanner Development Corporation
 Item No. 160

Dear Mr. Jablon:

The above-referenced corporation filed a Petition for Special Exception for a Class B office building in an R-O zone on Dec. 22, 1983. The CRG hearing in reference to this Petition was held on December 22, 1983 and approval granted.

By this letter, I am requesting an assignment for hearing before the Zoning Commissioner or Deputy Zoning Commissioner as early as possible, hopefully sometime within the next 30 days. The Petitioners are contract purchasers and the time for closing pursuant to the existing contract is due to terminate on March 22, 1984.

It is anticipated that the time required for hearing and testimony in this matter would be no more than 1 to 1-1/2 hours. Your consideration will be greatly appreciated.

Sincerely,

R. Bruce Alderman

RBA/mvj

cc: Thanner Development Corporation

JUL 30 1984

meeting where the plans were previously reviewed. Mr. Fraley has since seen the revised plans and now has no objections. It is obvious that the Petitioner has made every effort to accommodate the neighborhood groups and to inform them of the proposal. It is equally obvious that these attempts have been successful and that the proposed project will in fact be entirely compatible with the area.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioners in an R-0 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioners should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1984

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204cc: Nicholas B. Commodari
ChairmanMEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial DevelopmentR. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Suite 310
Towson, Maryland 21204RE: Item No. 160 - Case No. 84-218-X
Petitioner - Margaret S. Sheeler, et al
Special Exception Petition

Dear Mr. Alderman:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct a Class B office building on the R.O. zoned portion of this site, this hearing is required.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari, sec.*NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Thanner Development Corp.
414 E. Joppa Road
Towson, Maryland 21204COUNTY REVIEW GROUP MEETING MINUTES
Thursday, December 22, 1983MELTON PLACE
DISTRICT 8

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Current Planning

AGENCY REPRESENTATIVES

Robert Covasney - Developers Engineering Div.
George Wittman - State Highway Administration

Developer's Representatives

Larry Thanner - Thanner Development Corp.
Kevin Glover - Thanner Development Corp.
Harry Stephen - Thanner Development Corp.
Mark Vassili - Thanner Development Corp.
William Smith - Thanner Development Corp.

*Attachment - Interested Citizen

The meeting was called to order at 1:30 p.m. by Mr. Benson, Chairman of the County Review Group. He introduced the members of the CRG and stated the purpose of the meeting.

Representatives from Hurst-Rosche Engineers, the developer's engineer, presented the plan. This site is located on York Rd. opposite Watson's Garden Center. This site consists of 4 acres with 19 units proposed. It is proposed to construct a Class B building of 15,000 sq. ft. Two-thirds of the building will be used for medical offices. One access is proposed from York Rd. for the office building and access to residential lots is from existing Melton Rd. Public water and sewer to be extended in Melton Rd. in addition to the construction of a fire hydrant. Low level lighting is proposed within the R.O. zone. A 7' R/W is proposed for York Rd.

Mr. Bober, Co-Chairman of the CRG, summarized the written comments submitted from State Highway Administration, Developers Engineering Division, Fire Prevention, Recreation and Parks, Planning, Zoning, Health, Traffic Engineering. Mr. Bober's summary is as follows: The plan is generally acceptable to the State Highway Administration.

The proposed public road shall be improved as a 30' curb and gutter cross section

MELTON PLACE

-2-

December 22, 1983

on a 50' R/W. Storm drains are required within this site and shall be developer's full cost. Public water extensions are required. Storm water management and sediment control requirements apply to this subdivision. Sidewalks and street lights are required. Panhandle drives shall be improved with a hard surface paving and in accordance with County standards and specifications. Construction drawings are required for this improvement.

All buildings shall be designed to meet the County Fire Prevention Code.

Open space is required. The waiver request will be submitted at the 1/9/84 meeting and the fee will be \$2,048.14.

The plan as submitted is satisfactory to Traffic Engineering.

The plan as submitted with reference to residential lots is generally acceptable. Panhandle drives shall be improved with a minimum of 20' panhandles or a series shall be a minimum of 12' wide. Access easement for ingress, maintenance and utilities must be indicated on the plan, and an agreement must be recorded to establish access and maintenance responsibilities. Section 22-104 of the Development Regulations require development in R.O. zone shall be designed to achieve compatibility of proposed development with surrounding uses. Planning requests that additional landscaping be required along the existing residential homes and shade trees be provided where possible. A landscape plan must be submitted with the building application.

A Special Exception is required for a Class B office building. A petition was filed on 12/28/83 and approval of the concept plan is contingent upon the outcome of the Special Exception hearing. The plan should show how the gross area was computed. Show the floor area permitted and proposed. Location of amenity open space must be shown on the plan. Elevation drawings must be submitted showing the average height of building. Sign shall not exceed 8 sq. ft. and must be attached to building.

CITIZEN COMMENTS

Mr. Fraley of the York Manor Improvement Association would like to see more landscaping and screening, and stated that a storm drain problem exists on the W. Hollins property and should be investigated. He further stated that the plan as submitted is generally acceptable to the community.

The developer's engineer proposes to intercept storm drains within each lot with dry wells which should eliminate the Hollins property problem.

A copy of the written comments from the aforementioned agencies was given to the developer's engineer. All written comments are a part of these minutes.

The plan was approved by the Dept. of Public Works and Office of Planning.

The meeting was adjourned at 2:30 p.m.

C. R. G. MEETING AGENDA

Melton Place
Thursday, Dec. 22, 1983
1:30 p.m.

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name

Address

Stanley Fraley 1703 Haddington Gurti
President - Lutherville, Md 21093
York Manor Improvement Association

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: December 21, 1983

PROJECT NAME: MELTON PLACE	PLAN	XXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-373	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

The design of the residential lots is generally acceptable.

Private access easements for ingress, egress, utilities and maintenance must be shown on the Plan and the Plat for the three panhandle driveways. Agreements which establish access rights and maintenance responsibilities within the easement areas must be recorded prior to the conveyance of the panhandle lots and referenced in each deed for the new lots.

Locations for mail delivery and refuse collection for the panhandle lots must be shown on the plan. It is recommended that the mail boxes be clustered and the refuse areas be fenced. This may be detailed on the Final Development Plan.

Section 22-104 of the Development Regulations requires that development in an R-O Zone shall be designed to achieve compatibility of the proposed development with surrounding uses, and safety, convenience and amenity for the neighborhoods. This office is of the opinion that the proposed 4' high screening with shrubs is not sufficient. In order to achieve compatibility and amenity for the existing and proposed residences, additional landscaping is required. Shade trees should be provided where possible, and the area along the rear of proposed lots 5-8 should be attractively screened and landscaped. A landscape plan must be submitted with the building permit application.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: December 22, 1983

FROM: ZONING

PROJECT NAME: Melton Place	PLAN: ✓
LOCATION: E/S York Road	DEVELOPMENT PLAN:
S of Haddington Road	PLAT:
DISTRICT: 8th Election District	

1. The D. R. zoned portion of the tract generally meets zoning requirements. Building envelopes must be shown on the final development plan which meet all height and area requirements.
2. In an R.O. zone, a special exception for a Class B Office Building is required. This petition was filed as Item No. 160 on 12/20/83. The CRG plan may be approved, with minor revisions. Final approval, however is contingent upon the outcome of the special exception hearing.

It should be noted that in order for the Zoning Commissioner to approve any Special Exception for a Class B Office Building the requirements of Section 504 and 203.2 of the Baltimore County Zoning Regulations must be met. Section 203.2 states the following: "The R.O. zoning classification is established... to accommodate houses on sites that, because of adjacent commercial activity, heavy commercial traffic, or other, similar factors can no longer reasonably be restricted solely to uses allowable in moderate-density residential zones. It is intended that buildings and prospective uses of nearby property".

3. The following revisions must occur on the plan prior to CRG approval:

1. Show how you arrived at gross site area.
2. Show floor area ratio proposed as well as permitted.
3. Delete all notes with regard to "existing property line on York Road" if the State Highway Administration and Baltimore County are requesting widening along York Road to be conveyed at this time.

7/82/bsc

Melton Place
E/S York Road, S of Haddington Road
8th Election District
Page 2

4. The locations of all amenity open space areas must be clearly shown in plan view. No areas less than 7 feet in width which abut the parking lot area may be included in a.o.s. No areas which are to be conveyed as right of way may be included as a.o.s.
5. Elevation drawings must be submitted which show the average height of the building and more detail.
6. One non-illuminated sign, attached to the building wall, not to exceed 8 square feet or project more than 6 inches from the wall is permitted. The plan shows two, 4 square foot signs instead.
7. The note on parking should be amended to indicate minimum 24 foot wide driveways.

Diana Litter
DIANA LITTER
Zoning Associate III

DI:bsc

Maryland Department of Transportation
State Highway AdministrationLowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

January 5, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. CommodariRe: ZAC Meeting of 1-3-84
ITEM: #160
Property Owner: Margaret S. Sheeler, et al
Location: E/S York Road (Route 45), 300' N. from c/I Margate Road
Existing Zoning: R.O.
Proposed Zoning: Special Exception for Class B Office Bldg.
Acre: 0.763
District: 8th

Dear Mr. Jablon:

On review of the site plan of October 1983 and field inspection, the State Highway Administration finds the plan generally acceptable.

All construction within the State Highway Administration Right of Way must be through access permit with the posting of bond or letter of credit to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GN:vrd

cc: Mr. J. Ogle

My telephone number is (301) 659-1350.

Telephone number for impaired hearing or speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

JUL 30 1984

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
DATE: December 19, 1983

PROJECT NAME: Melton Place
PROJECT NUMBER: #83210
LOCATION: E/S of York Road,
S. of Haddington Road
DISTRICT: 8C3

The Plan for the subject site, dated October 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

Project #83210
Melton Place
Page 2
December 19, 1983

GENERAL COMMENTS: (Cont'd)

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

The schematic highway design as submitted is satisfactory for paving width and configuration.

The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

It shall be the responsibility of Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15A), with depressed curb and 7-inch concrete aprons within the right-of-way.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. Development within the metropolitan area where public water and sewer service is available, the minimum panhandle width for two or more lots is 12 feet per lot. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded, prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

Project #83210
Melton Place
Page 3
December 19, 1983

HIGHWAY COMMENTS: (Cont'd)

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (with Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

A sediment control plan is required.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Project #83210
Melton Place
Page 4
December 19, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

This property is surrounded on three sides by existing residential housing; therefore, extreme caution must be used in the design and implementation of the storm drain systems, the storm water management and the grading of the property.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

In addition to protecting the offsite properties from the concentration of surface waters, the Developer is also cautioned regarding the concentration of drainage within the subdivision. The preliminary grading shown on the plan indicates that swales will be installed to convey the runoff through the lots in several areas. It has been our experience that the conveyance of any significant amount of runoff from lot to lot usually results in problems.

All swales which convey drainage across several lots must be contained in drainage and utility easements and any swales or other devices used for storm water management must be covered by easements or in fee areas where County maintenance is involved.

Close coordination between the Developer's engineer and Baltimore County will be necessary for the storm water management, storm drain and grading design and approval.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Project #83210
Melton Place
Page 5
December 19, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Additional water service, if required, to serve the proposed Office Building may be obtained by application to the Department of Permits and Licenses. Service may be taken from the 12-inch main in York Road or the proposed main in Melton Road, but not from the 30-inch main in York Road.

Permission to connect to, or to connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized.

With regard to the Office Building, if the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the system Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

For the proposed residential lots, the total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:iss

cc: File

BALTIMORE COUNTY, MARYLAND

DATE: December 15, 1983

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly and E. John Bryan, Jr.

PROJECT NAME: Melton Place
PROJECT NUMBER: CRG Agenda 12/22/83 1:30 PM TENTATIVE PLAN
LOCATION: E/S of YORK ROAD
S. of Haddington Rd.
DISTRICT: 8
PRELIMINARY PLAN
DEVELOPMENT PLAN
FINAL PLAN

- Proposed panhandle roads shall be a minimum width of 16 feet and support 50,000 pound fire apparatus.
- Proposed building shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101, Life Safety Code, 1981 Edition.

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date 12/15/83

From: Dept. of Recreation and Parks

Project Name: MELTON PLACE Preliminary Plan
Project Number: Development Plan
Location: Milton Road & York Road Final Plat
Districts: 8, C-3 CRG Plan X

COMMENTS:

- Local Open Space will be required and calculated as follows:

Gross Acreage	4.06 AC
Zoning: DR 5.5	61
LOS Required	0.2436
Fee In Lieu of L.O.S.	= \$8,394.00/Acre
Fee Required	= \$2,048.14

- Waiver request should be submitted before January 9, 1984 for inclusion in our next Recreation and Parks Board Meeting.

AFS:bj

Albert R. Sveha, Jr.
Facilities Coordinator

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Norton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: December 22, 1983

PROJECT NAME	Melton Place	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT		DEVELOPMENT PLAN	
LOCATION	E/S York Road S. of Haddington Road	RECORD PLAN	

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRG/GMJ/ccm

COUNTY REVIEW BOARD
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Mt. Hope Place
Subdivision Name, Section and/or Plat

Theresa Development Corp. West - Pasche Eng'g, Inc.
Developer and/or Engineer

<u>Locke River Sec.</u>	<u>19</u>	<u>42</u>	<u>Public</u>	<u>Public</u>
Watershed	No. of Lots	Total Acreage	Water	Sewer
	or Units			

COMMENTS ARE AS FOLLOWS:

___ Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 424-2762.

Soil percolation test have been conducted. Revised plans, ___ must be submitted prior to approval of plat. ___ are not required and the plat can be approved as submitted. Contact this office for more complete information, 424-2762.

X Public sewers V, public water X, must be utilized and/or extended to serve the property.

X A Hydrogeological Study and Environmental Effects Report for this subdivision. ___ must be submitted, ___ are not required, ___ is incomplete and must be revised, X has/have been reviewed and approved.

A Water Appropriation Permit Application, ___ must be submitted, ___ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

X It is recommended the plan, ___ be approved as submitted, X be approved as submitted subject to the following conditions noted: as the attached map dated December 14, 1983

___ It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: 1

BETHLEHEM COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. Brooks Stafford

FROM. Stephanie Taylor

Date. December 19, 1983

SUBJECT. ENVIRONMENTAL EFFECTS REPORT - MELTON PLACE
CRG MEETING-DECEMBER 22, 1983 1:30 P.M.

PLAN'S REVIEW NOTES


1. Residential subdivision with 19 lots on 4.06 acres and office building on 0.76 acres.
2. Public water and public sewer proposed.
3. Loch Raven Reservoir watershed
4. No wetland soils.
5. No streams on-site.
6. Stormwater management is required.
7. Proposed impervious area is 1.79 acres.
8. Proposed best management practices:
"Erosion and sediment control practices will be used during the construction period."

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. The owner agrees in writing to comply with the following Best Management Practices at this site:
 - A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - E. Filling will not occur in grassed or lined drainage ditches or swales.

ST:pmg

 BALTIMORE COUNTY
COUNTY DEPARTMENT OF PERMITS & LICENSES
1000 WASHINGTON AVENUE, SUITE 200
TOWSON, MARYLAND 21204
(410) 386-3000

TO: ZAIKISS JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

DATE: January 20, 1984

Dear Mr. Jablon:

Re: Items # 160 Zoning Advisory Committee Meeting are as follows:

Property Owner: Margaret S. Sheeler, et al
Location: 2/8 York Road 300' N. from c/o Margate Road
Existing Zoning: R-10
Proposed Zoning: Special exception for Class B Office Building

Address: 0.763
District: 8th.

The items checked below are applicable:

☒ A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 11-82 State of Maryland code for the Handicapped and Aged; and other applicable Codes.

☒ B. A residential/ & other miscellaneous permit shall be required before beginning construction.

☐ C. Building/ Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

☒ D. Commercial/ Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

☐ E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for one and Two Family group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 1401, line 2, Section 1407 and Table 1402, also Section 593.1.

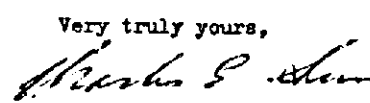
☐ F. Requested variance appears to conflict with the Baltimore County Building Code, Section's _____.

☐ G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

☐ H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can be used with the height/area requirements of Table 505 and the required construction classification of Table 501.

☒ I. Comments - Show curb cuts, signs, building accents, etc., for Handicapped Code - an elevator shall be required. Check Section 1411.0 for exterior opening requirements. Comments on structure will be made when it has been submitted for a permit.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of a permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

IN RE: PETITION SPECIAL EXCEPTION TO ZONING COMMISSIONER OF BALTIMORE COUNTY

E/S of York Road, 300' N of the centerline of Margate Road - 8th Election District

Margaret S. Sheeler, et al, Petitioners

CASE NO. 84-278-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek a special exception to construct a Class B office building in an R-O Zone, as more fully described on Petitioners' Exhibit 1.

The Petitioners, by Thanner Development Corporation, their Contract Purchaser, appeared and testified and were represented by Counsel. Also testifying were William Smith, the Petitioners' engineer, and Stoney Fraley, President of the York Manor Improvement Association. No Protestants appeared.

Testimony indicated that the Contract Purchaser proposes to develop approximately five acres, about four acres of which are located in a D.R.S.S Zone and the remainder in an R-O Zone. This request is to obtain approval to construct a Class B office building on the R-O zoned parcel. The office building will be three stories, each containing 5,000 square feet.

Mr. Smith testified that, in his professional opinion, there would be no adverse impact on the health, safety, or general welfare of the community, nor would there be any additional traffic generated by the proposed office building. The proposed building meets all of the Baltimore County Zoning Regulations including Section 203.4, and would, in his opinion, be entirely compatible with the area and adjacent neighborhood.

Fraley stated that he could attest that there was no opposition to the proposed project by his community association. There were concerns regarding landscaping, which had been raised at the earlier County Review Group (CRG)

meeting between the plans and previously reviewed. Mr. Fraley has since seen the revised plans and now has no objections. It is obvious that the Petitioner has made every effort to accommodate the neighborhood groups and to inform them of the proposal. It is equally obvious that these attempts have been successful and that the proposed project will in fact be entirely compatible with the area.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioners in an R-0 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioners should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 P.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or areas therein, nor be inconsistent with the purposes of the property's zoning

classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of March, 1984, that the Petition for Special Exception for a Class B office building in an R-O Zone, in accordance with the site plan introduced and accepted into evidence as Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. A detailed landscaping plan, with consideration given to the concerns of the York Manor Improvement Association, shall be submitted for approval to the Current Planning and Development Division.
3. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC) and the CBO, which are adopted in their entirety and made a part of this Order.
4. The special exception granted herein must be utilized within a period of five years from the date of this Order.

TE March 9, 1984
John P. Lawrence
ADMINISTRATIVE ASSISTANT

John P. Lawrence
Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception

LOCATION: East side of York Road, 300 ft. North of the centerline of Margate Road

DATE & TIME: Wednesday, February 29, 1984 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building

Being the property of Margaret S. Sheeler, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION

Beginning at a point 300 feet North of the centerline of Margate Road; said point also being on the East right-of-way line of York Road, a 66 foot right-of-way; thence leaving said right-of-way N. 80° E., 100.20 feet to a point; thence, running parallel to York Road N. 13° 40' W., 335.12 feet to a point; thence S. 76° 30' W., 100.00 feet to the point on the aforementioned East right-of-way line of York Road, thence binding on said right-of-way line S. 13° 40' E., 329.00 feet to the place of beginning and containing 33,221.36 square feet or 0.763 acres of land, more or less. Saving and excepting that portion of the above described property zoned D.R. 5, 5





R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Suite 310
Towson, Maryland 21204

February 21, 1984

Re: Petition for Special Exception
E/S of York Rd., 300' N of the c/l of
Margate Road
Margaret S. Sheeler, et al - Petitioners
Case No. 84-218-X

Dear Mr. Alderman:

This is to advise you that \$40.76 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 126870

DATE 2/24/84 ACCOUNT R-01-615-000

AMOUNT \$40.76

RECEIVED R. Bruce Alderman, Esquire

FOR Advertising & Posting Case No. 84-218-X
(Margaret S. Sheeler, et al)

6 087*****407610 0243A

VALIDATION OR SIGNATURE OF CASHIER

January 31, 1984

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Suite 310
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception
E/S of York Road, 300' N of the c/l
of Margate Road
Margaret S. Sheeler, et al - Petitioners
Case No. 84-218-X

TIME: 11:00 A.M.

DATE: Wednesday, February 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Jecco Company, Inc.
c/o James E. Cumbest, Jr.
1971 E. Joppa Road
Feldmore, Maryland 21234

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124016

DATE 2/20/83 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED Bill Smith

FOR Class B Office Building Item 160
(1 set)

6 043*****1000010 0202A

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION SPECIAL EXCEPTION
E/S of York Road, 300' N of
the centerline of Margate
Road - 8th Election District
Margaret S. Sheeler, et al.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-218-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek a special exception to construct a Class B office building in an R-O Zone, as more fully described on Petitioners' Exhibit 1.

The Petitioners, by Thanner Development Corporation, their Contract Purchaser, appeared and testified and were represented by Counsel. Also testifying were William Smith, the Petitioners' engineer, and Stoney Fraley, President of the York Manor Improvement Association. No Protestants appeared.

Testimony indicated that the Contract Purchaser proposes to develop approximately five acres, about four acres of which are located in a D.R.5.5 Zone and the remainder in an R-O Zone. This request is to obtain approval to construct a Class B office building on the R-O zoned parcel. The office building will be three stories, each containing 5,000 square feet.

Mr. Smith testified that, in his professional opinion, there would be no adverse impact on the health, safety, or general welfare of the community, nor would there be any additional traffic generated by the proposed office building. The proposed building meets all of the Baltimore County Zoning Regulations (BCZR), including Section 203.4, and would, in his opinion, be entirely compatible with the area and adjacent neighborhood.

Mr. Fraley stated that he could attest that there was no opposition to the proposed project by his community association. There were concerns regarding landscaping, which had been raised at the earlier County Review Group (CRG)

classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

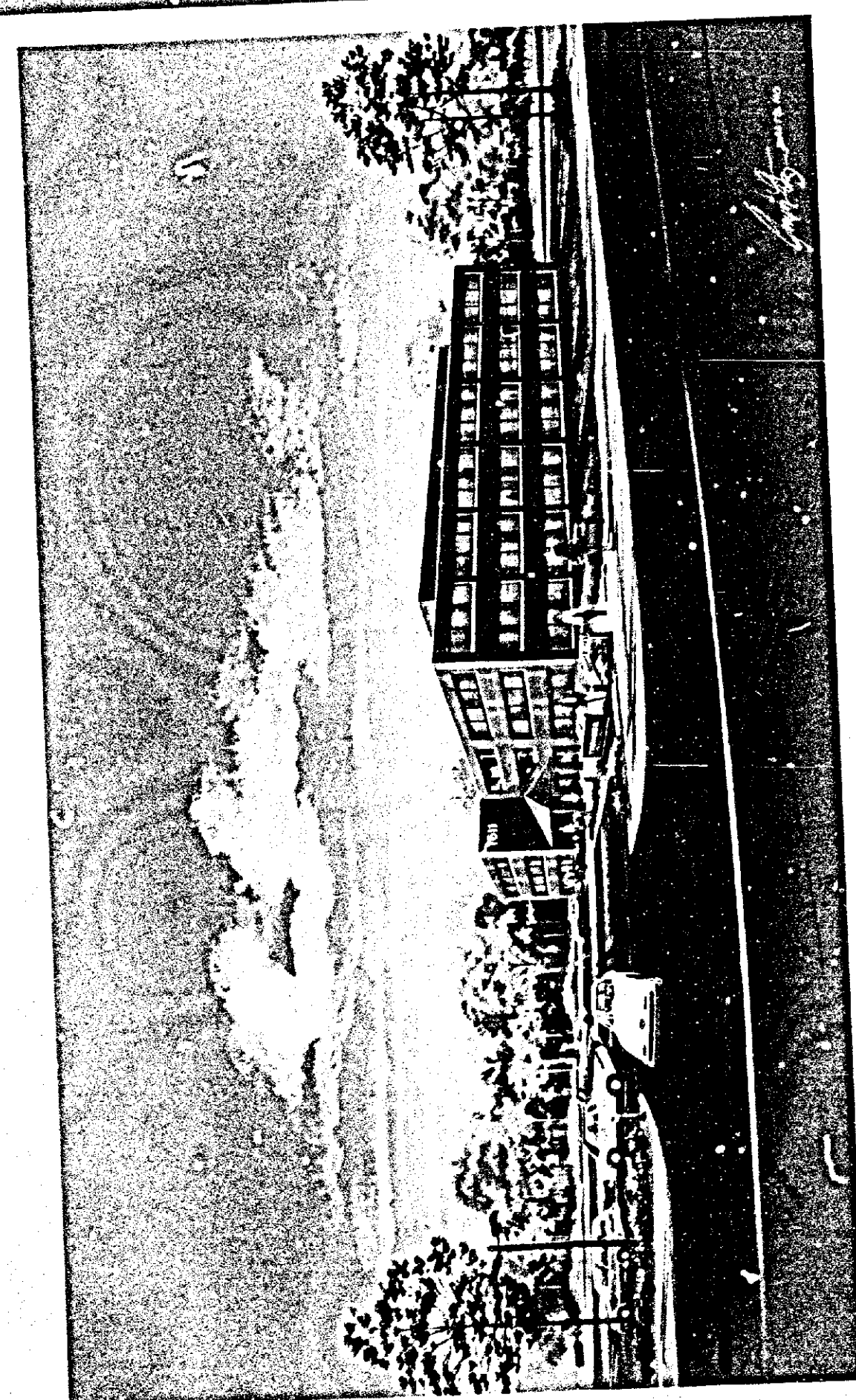
Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of March, 1984, that the Petition for Special Exception for a Class B office building in an R-O Zone, in accordance with the site plan introduced and accepted into evidence as Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. A detailed landscaping plan, with consideration given to the concerns of the York Manor Improvement Association, shall be submitted for approval to the Current Planning and Development Division.
3. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC) and the CRG, which are adopted in their entirety and made a part of this Order.
4. The special exception granted herein must be utilized within a period of five years from the date of this Order.

Arnold Jablon
Zoning Commissioner
of Baltimore County

- 3 -



CERTIFICATE OF PUBLICATION

TOWSON, MD., February 9, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 29th day of February, 1984, the first publication appearing on the 9th day of February, 1984.

THE JEFFERSONIAN

Richard S. Smith
Manager

Cost of Advertisement, \$ 18.00

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THE JEFFERSONIAN

Richard S. Smith
Manager

Cost of Advertisement, \$ 18.00

CERTIFICATE OF PUBLICATION

Towson, Md., 2/22 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 16th day of February, 1984.

The TOWSON TIMES

in Argyleville
Cost of Advertisement: \$ 17.76

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The TOWSON TIMES

in Argyleville
Cost of Advertisement: \$ 17.76

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 2/12/84
Posted for: Petition for Special Exception
Petitioner: Margaret S. Sheeler, et al
Location of property: E/S of York Rd., 300' N of c/l
of Margate Rd.
Location of Sign: front of property facing York Rd.
Remarks:
Posted by: R. Bruce Alderman Date of return: 2/16/84
Number of Signs: 1

ADDITIONAL R.O. DATA		
DESCRIPTION		TO FULFILL PROPERTY LINE ON YORK ROAD
NET LOT AREA		28,558 SQ. FT.
GROSS LOT AREA		38,419 SQ. FT.
FLOOR AREA RATIO		PERMITTED = 0.6 PROPOSED = 0.99
MAX. BUILD. ALLOWED		19,210 SQ. FT.
PROPOSED BUILDING		15,000 SQ. FT.
REQUIRED PARKING		04
PARKING PROVIDED		50
REQD. AMENITY OPEN SPACE		9,605 SQ. FT.
PROP. AMENITY OPEN SPACE		10,289 SQ. FT.

1.) PROPOSED BUILDING: 5,000 SQ. FT. - GENERAL OFFICE
10,000 SQ. FT. - MEDICAL OFFICE
TOTAL = 15,000 SQ. FT.

2.) TRAFFIC: 1/3 GENERAL OFF - 5,000 @ 12.3 = 61.5
2/3 MEDICAL OFF - 10,000 @ 7.5 = 750
TOTAL ADT. = 811.5

3.) HOURS OF OPERATION: 7:30 A.M. - 5:00 P.M.

4.) MAX. NO. EMPLOYEES: 100

5.) TRANSIT: NO. 9 BUS LINE ON YORK ROAD

6.) REFUSE TO BE COLLECTED BY A COMMERCIAL COLLECTOR AND STORED IN CANS IN THE UTILITY ROOM.

7.) TOPOGRAPHY SLOPES FROM YORK ROAD WITH MINOR EXCAVATION.

8.) REQUIRED PARKING: 1/3 GENERAL OFF. = (UPPER FLOORS) 5000 @ 1/1500 = 10
2/3 MEDICAL OFFICE = 10000 @ 1/1300 = 34
TOTAL = 44 SPACES

9.) PARKING PROVIDED = 50 SPACES @ 8'5" x 18' MIN. (HANDICAPPED - 12' x 18')

10.) AMENITY OPEN SPACE PROVIDED: SITE = 7.662
COURT = 1.197
BALCONIES = 1.440
TOTAL = 10.299 SQ. FT.
(MINIMUM FUTURE RT.)

11.) STORM WATER MANAGEMENT BY INFILTRATION

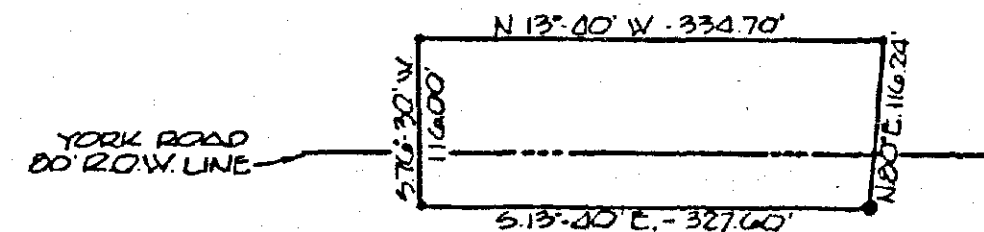
12.) ALL LIGHTING (SEE NOTES & LOCAL CODES) TO BE DIRECTED DOWNWARD & AWAY FROM RESIDENTIAL AREAS.

13.) 4' HIGH SCREENING AROUND PARKING LOT WHERE SHOWN BY 1 (SHRUBS)

14.) ILLUMINATED SIGN TO BE MOUNTED ON BUILD. FACING YORK ROAD. (MAX. 8 SQ. FT.)

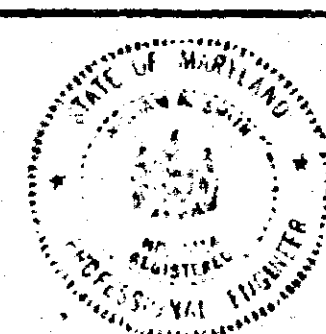
15.) CLASS "B" BUILDING TO BE 3 STY., HAVE A MAX. HEIGHT OF 24'-0" & BE CONSTRUCTED OF RED BRICK, TINTED GLASS & BLEACHED WOOD SUN SHADES (SEE ATTACHED SHEET FOR ELEVATION VIEWS)

16.) GROSS SITE AREA = 38,419 SQ. FT. OR 0.882 AC. - BASED UPON AREA OF TRACT WITHIN R.O. ZONE PLUS 30' x WIDTH OF TRACT (ROADWAY AREA)



WINDOW TO WINDOW = 30'
 WINDOW TO TRACT BOUNDARY = 35'
 WINDOW TO STREET R/W = 25'
 WINDOW TO LOT LINE = 15'
 BUILDING TO TRACT BOUNDARY = 30'

HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
252-3760



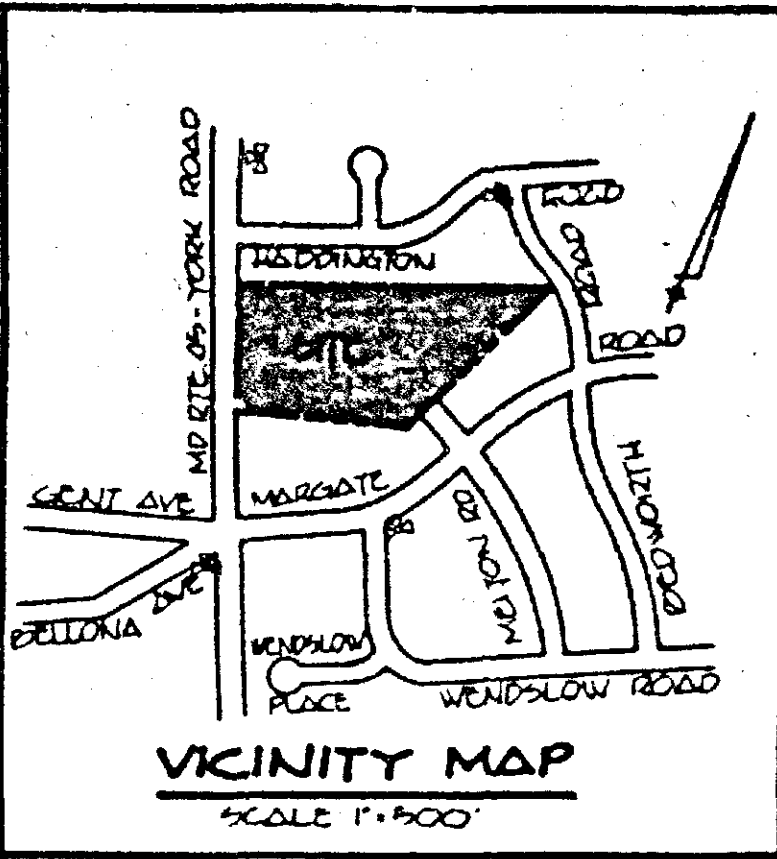
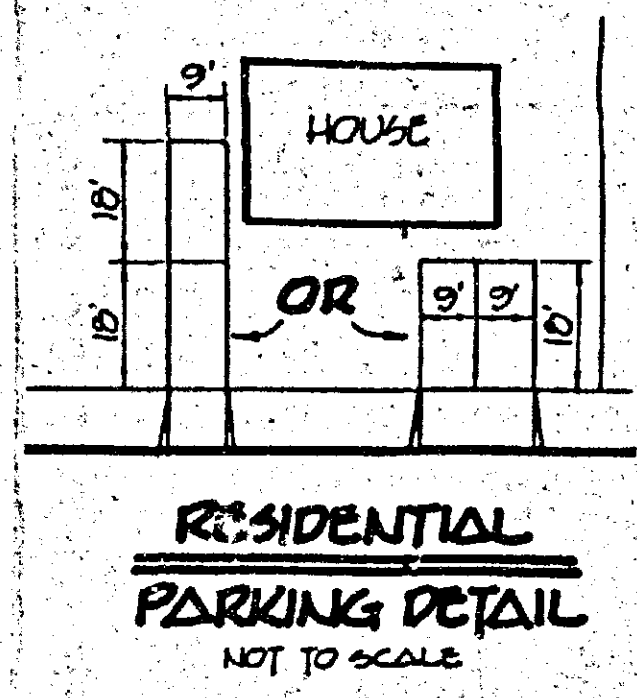
William K. Smith

JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES
JpC2: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED
SnpB: SASA AFRAS-URBAN LAND COMPLEX, 0 to 5% SLOPES

SOIL	HORNETS (3 MOSES or less)		STREETS/PARKING LOTS
	W/ BASEMENT	W/O BASEMENT	
JOPPA	JpB	SLIGHT	Moderate: Slope
	JpC2	SLIGHT	SEVERE: Slope
SASA AFRAS	SnpB	SLIGHT	Moderate: Slope

OWNER & DEVELOPER
**THANNER DEVELOPMENT
CORPORATION**
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

- 1) DEED RE-E
- 2) EXISTING ZON
- 3) CENSUS TR
- 4) WATERWAY
- 5) SUB-SECT
- 6) FOR LOCAT
- 7) ADT'S = 234
- 8) ALL ROADWAY
- 9) ALL PARKING
- 10) LANDSCAPING
- 11) THIS SITE CON
ENDING
- 12) REMOVE T. B
- 13) ALL COORDIN
DISTRICT
- 14) STREET LIGHT
TOP LIGHT
- 15) CONTOUR IN
- 16) PANHANDLE
MAINTENANCE
ACCESS
- 17) STORM WATER
WELLS



- LEGEND**
- AREA OF PROPOSED PAVING
 - PROPOSED BUILDING ENVELOPE
 - EXISTING DIVISION LINE FOR SOIL TYPES
 - EXISTING CONTOUR LINE (5' INTERVAL)
 - PROPOSED CONTOUR LINE (2' INTERVAL)

SITE DATA

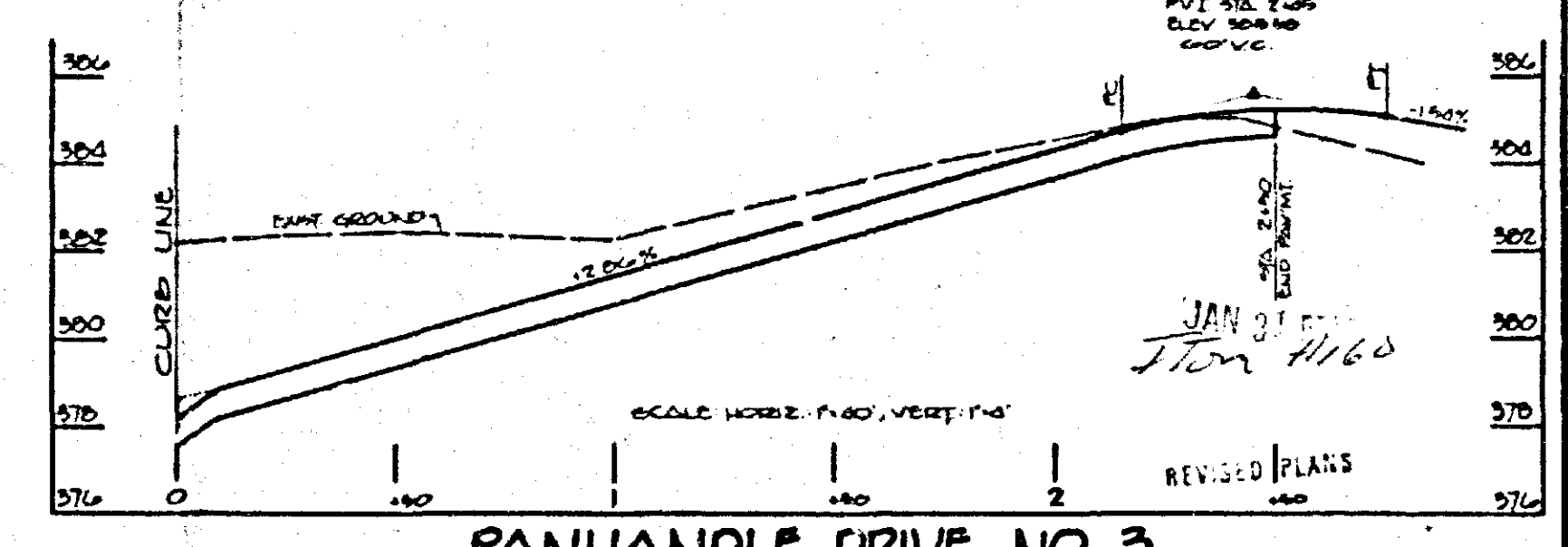
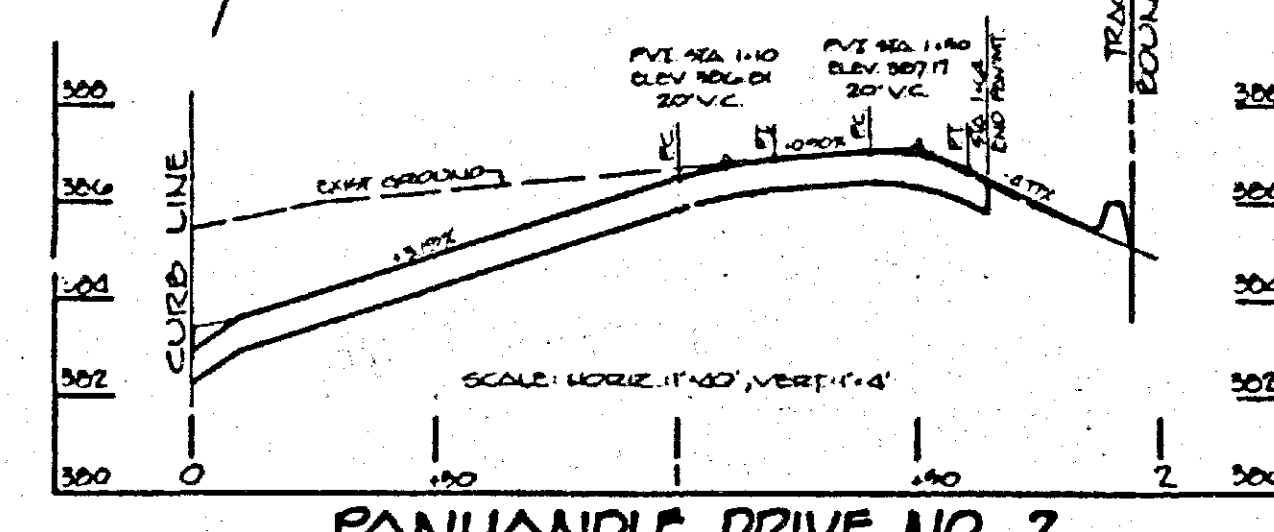
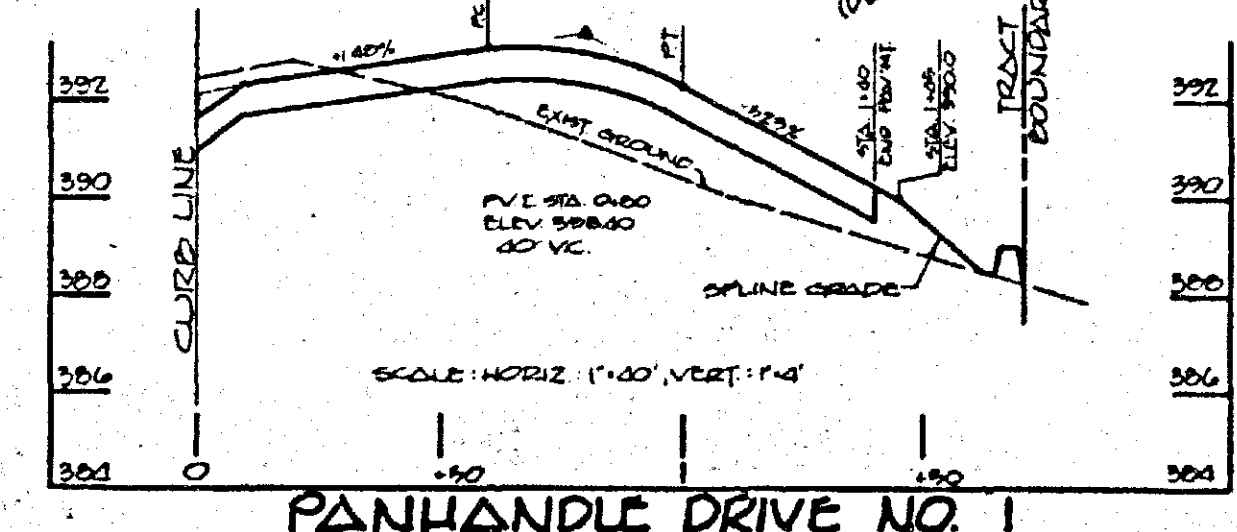
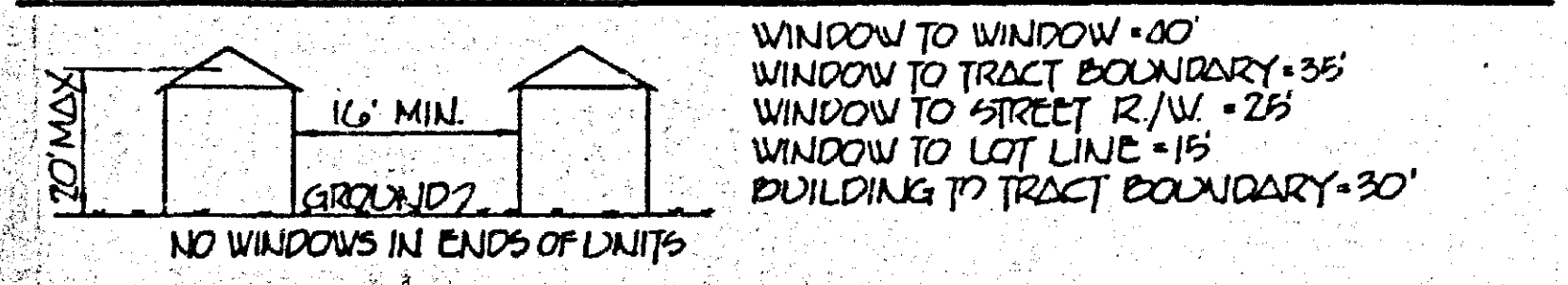
DESCRIPTION	DR 5.5 ZONE	RO ZONE	PROP. TOTAL
AREA	4.06 AC.±	0.76 AC.±	4.82 AC.±
DENSITY	TOTAL ALLOWED = 22 PROP. 19 SINGLE FAMILY	④ PROP. 3 STY. CLASS "B" BUILDING	19 DWELLINGS + 1 BUILDING
OPEN SPACE	REQ'D = 640' x 100' = 0.93 AC.± PROP. NUMBER TO BE APPLIED FOR	REQ'D = 25% = 0.22 AC.± PROP. 0.22 AC.±	0.72 AC.±
PARKING	REQ'D = 21 DWELLING = 30 PROP. 30 SPACES	REQ'D = 1/1000' (1/3) = 1/300' = 0.33 PROP. 50 SPACES	80 SPACES

④ SPECIAL EXCEPTION WILL BE APPLIED FOR.

GENERAL NOTES

- DEED REFERENCE: C.H.K. JR. 5498, 497, ACCOUNT # 08-19-033152
- EXISTING ZONING OF SITE: DR 5.5 & R.O. (AS SHOWN)
- CENSUS TRACT NO. 4086.02
- WATERSHED NO. 10
- SUB-SEWERED NO. 57
- FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 8)
- ADT'S = 204 (DR 5.5 ZONE)
- ALL ROADWAYS & PARKING DAYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9' x 18' MIN. (DR 5.5 ZONE) SEE DETAIL.
- LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER (DR 5.5 ZONE)
- THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY (DR 5.5 ZONE)
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- STREET LIGHTS IN DR 5.5 ZONE WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES SHOWN THUSLY ▲
- CONTOUR INTERVAL: EXISTING = 5'; PROPOSED = 2'
- PANHANDLE DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE & MAINTENANCE SHALL BE IN PROPORTION TO LENGTH NEEDED TO GAIN ACCESS TO INDIVIDUAL LOTS.
- STORM WATER MANAGEMENT: DR 5.5 ZONE - SWALE STORAGE AND DRY WELLS

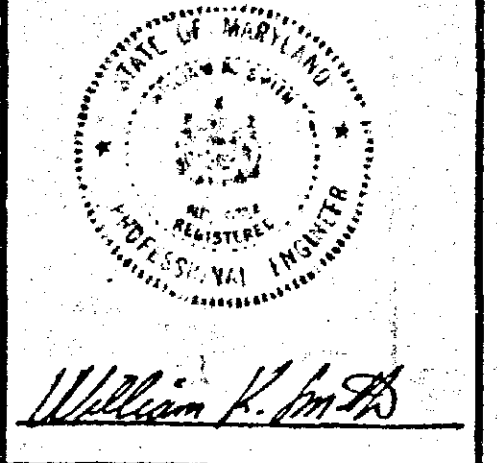
TYP. RESIDENTIAL SETBACK REQUIREMENTS



DATA FOR SOIL TYPES

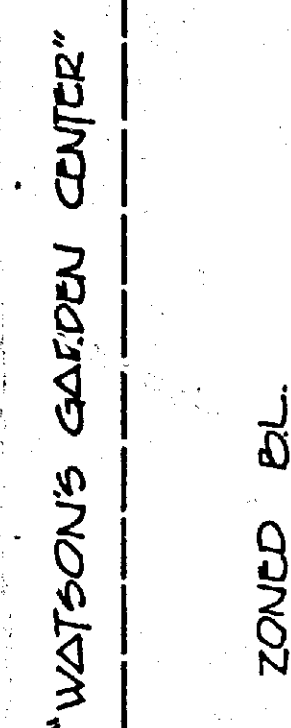
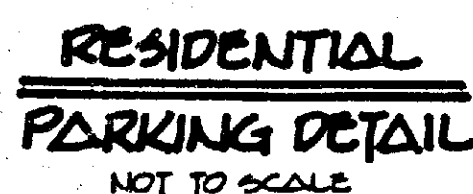
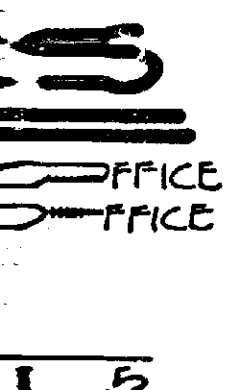
SOIL		HOMESITES (5 STORIES OR LESS)		STREETS/PARKING LOTS
		W/ BASEMENT		
JOPPA	JpB	SLIGHT	SLIGHT	MODERATE SLOPE
JOPPA	JpC	SLIGHT	SLIGHT	SEVERE SLOPE
SASSAFRAS	SsB	SLIGHT	SLIGHT	MODERATE SLOPE

HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
2923 YORK ROAD
TIMONIUM, MD.
212-5760



OWNER & DEVELOPER
THANNER DEVELOPMENT CORPORATION
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

C.R.G. PLAN-SUBDIVISION OF
MELTON PLACE
5TH ELECTION DISTRICT | 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=40' | DATE: OCTOBER 1983



COLLECTOR
 1200M.
 WITH MINOZ
 1000s) 5000 @ 1/500 = 10
 20 @ 1/300 = 34
 44 SPACES
 HANDICAPPED = 12 * 10)
 10
 7
 2
 SQ.FT.
 IN FUTURE (2)
 ON
 TIED DOWNWARD &
 ARE SOWN BY 1 (SHRUBS)
 KING YORK ROAD. (MAX. 8 SQ.FT)
 LIGHT OF 26" O'B
 GLASS & BLEACHED
 FOR ELEVATION VIEWS)
 : BASED UPON AREA OF
 WIDTH OF TRACT (ROADWAY AREA)

20' MAX.

16' MIN.

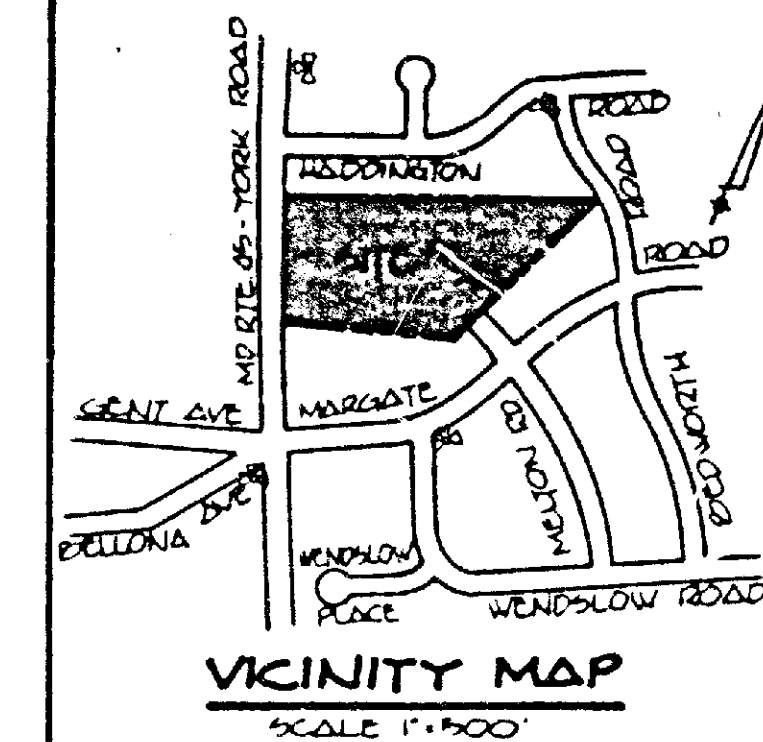
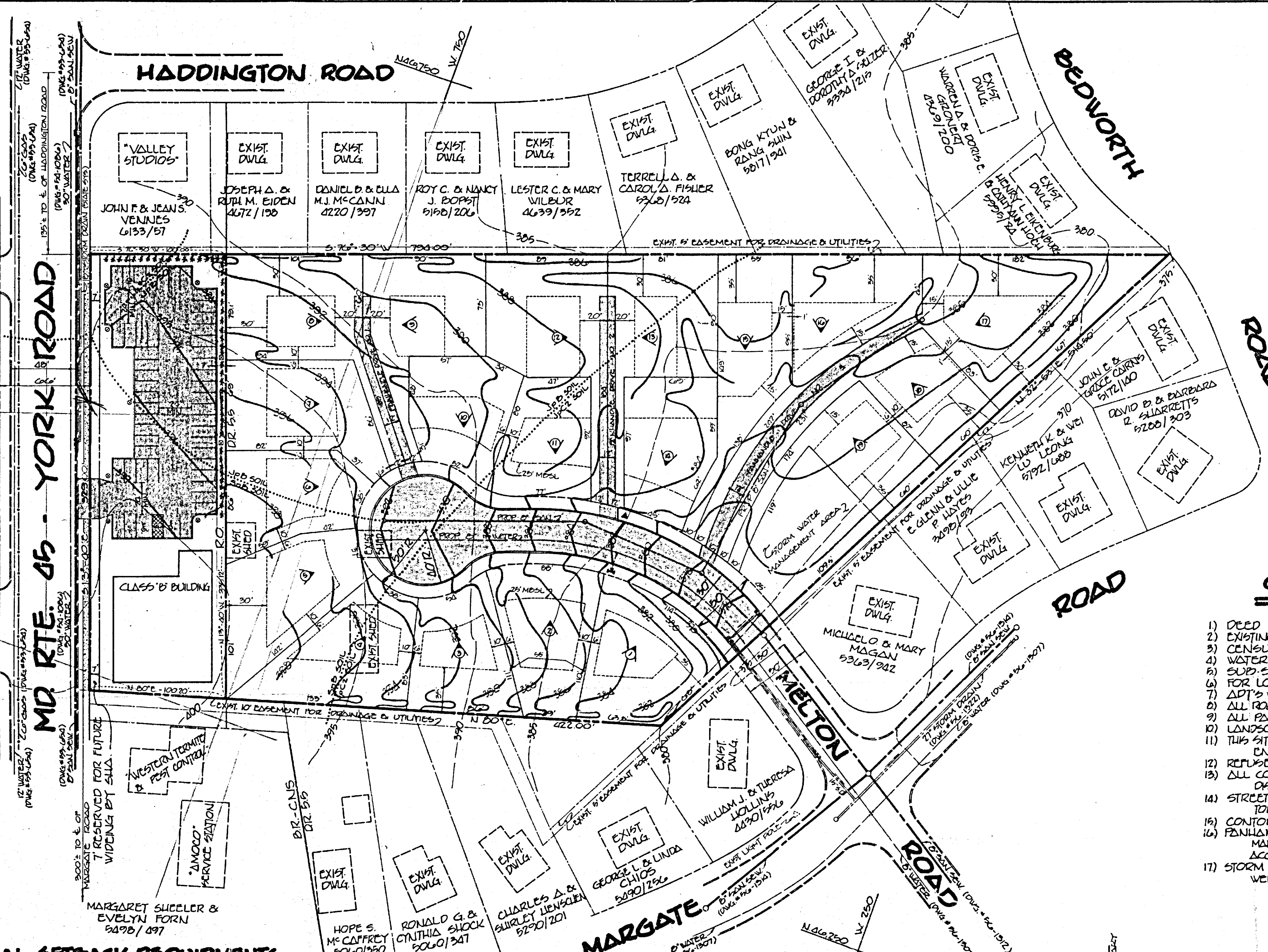
GROUND?

NO WINDOWS IN ENDS OF UNITS

WINDOW TO WINDOW = 40'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO STREET R/W = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'

STATE OF MARYLAND
ENGINEERING
NO. 10827
REGISTERED
PROFESSIONAL ENGINEER

William F. Smith



LEGEND

-
- Diagram illustrating site plan features:
- AREA OF PROPOSED PAVING**: Indicated by a shaded rectangular area.
 - PROPOSED BUILDING ENVELOPE**: Indicated by a dashed triangle.
 - EXISTING DIVISION LINE FOR SOIL TYPES**: Represented by a dotted line.
 - EXISTING CONTOUR LINE (5' INTERVAL)**: Represented by a long-dashed line.
 - PROPOSED CONTOUR LINE (2' INTERVAL)**: Represented by a wavy line.

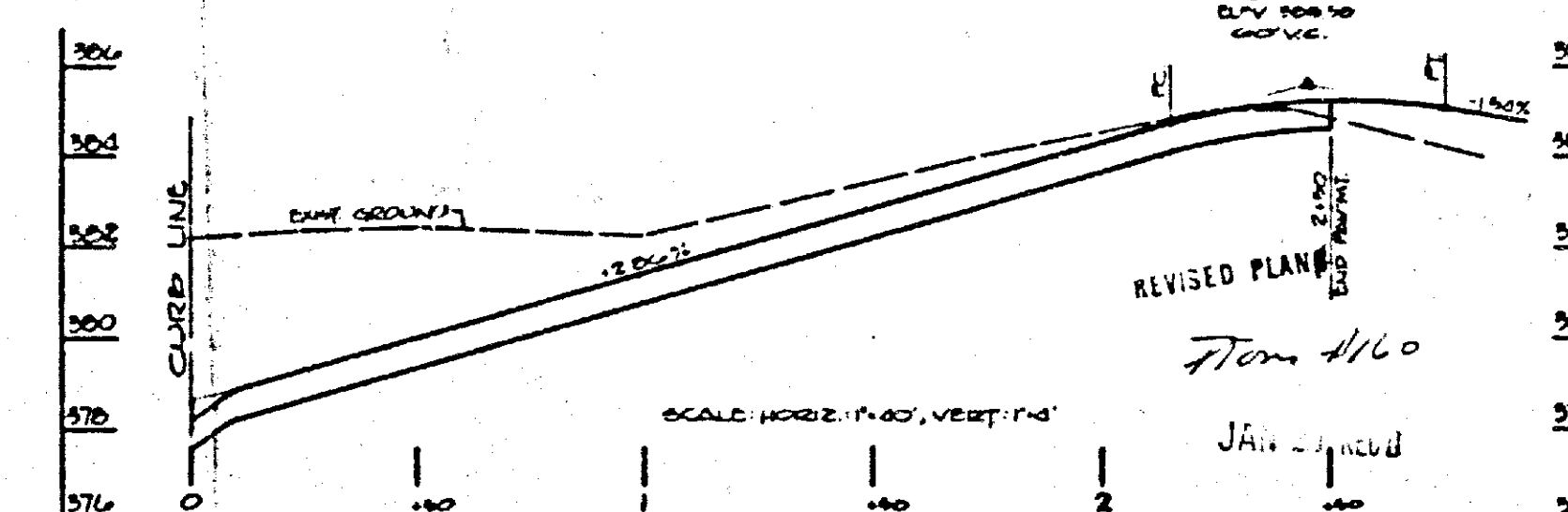
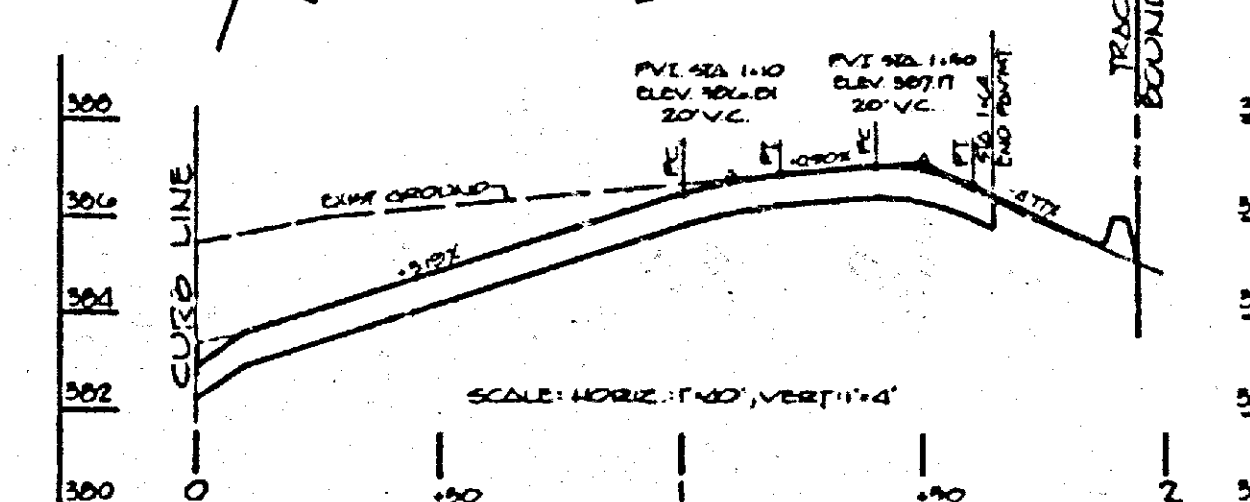
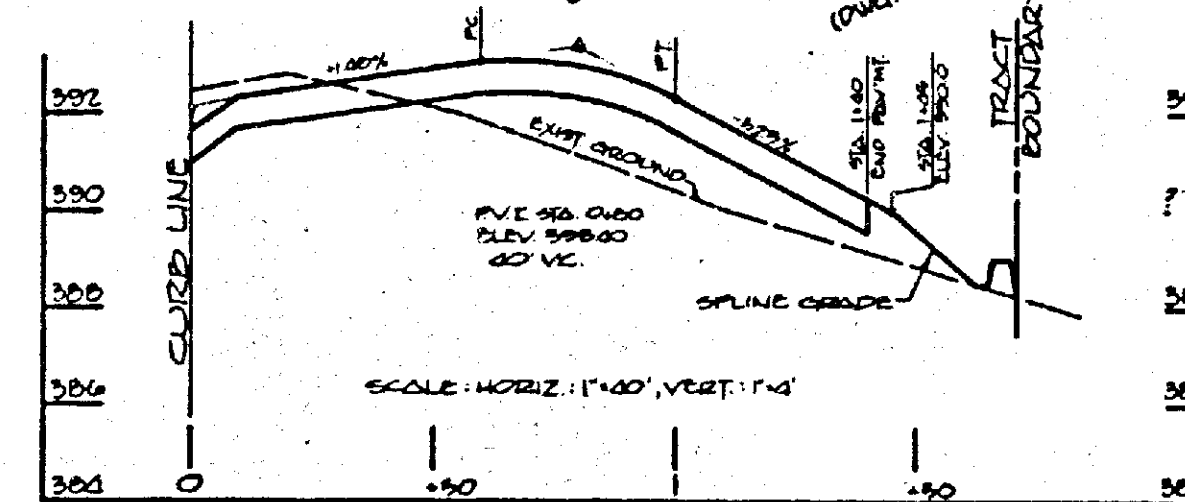
SITE DATA

DESCRIPTION	DR 5 th ZONE	RO ZONE	PROP TOTAL
AREA	4.06 AC. ±	0.76 AC. ±	4.8 AC. ±
DENSITY	TOTAL ALLOWED: 22 PROP: 19 SINGLE FAMILY	④ PROP: 3 TYP. CLASS: "D" BUILDING	19 DWELLING + 1 ECH. ZONE
OPEN SPACE	REQ'D: 460' / 104 = 0.99 AC. ± PROP: W/IN 10' SETBACK PER	REQ'D: 25% = 0.24 AC. ± PROP: 0.2 AC. ±	0.30 AC. ±
PARKING	REQ'D: 2/DWELLING = 38 PROP: 50 SPACES	REQ'D: 1/1000' (1/30) 1/1000' 1/10 + 50 SPACES PROP: 50 SPACES	50 SPACES

⊕ SPECIAL EXCEPTION WILL BE APPLIED FOR.

GENERAL NOTES

- 1) DEED REFERENCE: C.H.K. JR. 5490, 497, ACCOUNT # 08-19-033162
- 2) EXISTING ZONING OF SITE: DR 5.5 & R.O. (AS SHOWN)
- 3) CENSUS TRACT NO. 4086.02
- 4) WATERSHED NO. 10
- 5) SUB-WATERSHED NO. 57
- 6) FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS a)
- 7) ADT'S = 204 (DR. 5.5 ZONE)
- 8) ALL ROADWAYS & PARKING BAYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- 9) ALL PARKING SPACES WILL BE 9'x18' MIN. (DR. 5.5 ZONE), SEE DETAIL.
- 10) LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER (DR. 5.5 ZONE)
- 11) THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- 12) REFUSE TO BE COLLECTED BY BALTIMORE COUNTY (DR. 5.5 ZONE)
- 13) ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- 14) STREET LIGHTS IN DR. 5.5 ZONE WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES. SHOWN THUSLY ▲
- 15) CONTOUR INTERVAL: EXISTING = 5'; PROPOSED = 2'
- 16) PANHANDLE DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE & MAINTENANCE SHALL BE IN PROPORTION TO LENGTH NEEDED TO GAIN ACCESS TO INDIVIDUAL LOTS.
- 17) STORM WATER MANAGEMENT: DR. 5.5 ZONE: SWALE STORAGE AND DRY WELLS



JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES
JpCz: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED
SnB: SASSAFRAS-URBAN LAND COMPLEX, 0 to 5% SLOPES

SOIL		HOMIGITES (8 STORIES OR LESS)		STREETS/PARKING LOTS
		W/ BASEMENT	W/O BASEMENT	
JOPPA	JPB	SLIGHT	SLIGHT	MODERATE : SLOPE
	JPC2	SLIGHT	SLIGHT	SEVERE : SLOPE
20550FRAG	5mB	SLIGHT	SLIGHT	MODERATE : SLOPE

OWNER & DEVELOPER
**THANNER DEVELOPMENT
CORPORATION**
414 E JOPPA ROAD
TOWSON, MD. 21204
878-0606

C.R.G. PLAN-SUBDIVISION OF
MELTON PLACE

5TH ELECTION DISTRICT	3RD COUNCILMANIC DISTRICT
-----------------------	---------------------------

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=40'

DATE: OCTOBER 1983

ADDITIONAL R.O. DATA		
DESCRIPTION		TO FUTURE PROPERTY LINE ON YORK ROAD
NET LOT AREA		39,902 SQ. FT.
GROSS LOT AREA		40,757 SQ. FT.
FLOOR AREA RATIO		PERMITTED = 0.6 PROPOSED = 0.57
MAX. BUILD ALLOWED		20,378 SQ. FT.
PROPOSED BUILDING		15,000 SQ. FT.
REQUIRED PARKING		01
PARKING PROVIDED		50
REQ'D AMENITY OPEN SPACE		10,189 SQ. FT.
PROP. AMENITY OPEN SPACE		13,177 SQ. FT.

ADDITIONAL R.O. NOTES

- 1.) PROPOSED BUILDING: 5,000 SQ. FT. • GENERAL OFFICE
 10,000 SQ. FT. • MEDICAL OFFICE
 TOTAL = 15,000 SQ. FT.
- 2.) TRAFFIC: 1/3 GENERAL OFF - 6,000 @ 12.3 = 76.9
 2/3 MEDICAL OFF - 10,000 @ 7.5 = 750
 TOTAL ADT.: = 826.9
- 3.) HOURS OF OPERATION: 7:30 A.M. - 5:00 P.M.
- 4.) MAX. NO EMPLOYEES: 100
- 5.) TRANSIT: NO 9 BUS LINE ON YORK ROAD
- 6.) REFUSE TO BE COLLECTED BY A COMMERCIAL COLLECTOR
 AND STORED IN CANS IN THE UTILITY ROOM.
- 7.) TOPOGRAPHY SLOPES FROM YORK ROAD WITH MINOR
 EXCAVATION.
- 8.) REQUIRED PARKING: 1/3 GENERAL OFF. • (UPPER FLOOR) 6,000
 2/3 MEDICAL OFFICE = 10,000 @ 11/300 =
 TOTAL 44 SPACES
- 9.) PARKING PROVIDED = 50 SPACES @ 8'5" x 18' MIN. (HANDICAPPED)
- 10.) AMENITY OPEN SPACE PROVIDED: 615' x 13,300
 COURT = 1,357
 BALCONIES = 1,440
 TOTAL = 13,177 SQ. FT.
 (USING FIGURE #2)
- 11.) STORM WATER MANAGEMENT BY INFILTRATION
- 12.) ALL LIGHTING (① OR ORIENTED AT HIGH-LOW LIGHT) IS TO BE DIRECTED DOWNWARD
 AWAY FROM RESIDENTIAL AREAS.
- 13.) 4' HIGH SCREENING AROUND PARKING LOT WHERE SHOWN BY
- 14.) NON-ILLUMINATED SIGN TO BE MOUNTED ON BUILD. FACING YORK RD.
- 15.) CLASS "B" BUILDING TO BE 3 STY., HAVE Δ AVG. HEIGHT OF 22'
 BE CONSTRUCTED OF RED BRICK, TINTED GLASS & BLUE
 WOOD SUN SHADES (SEE ATTACHED SHEET FOR ELEVATIONS)
- 16.) GROSS SITE AREA - 40,757 SQ. FT. OR 0.936 AC. ± BASED
 TRACT WITHIN R.O. ZONE PLUS 30' x WIDTH OF TR


20' MAX
16' MIN.
GROUND?
NO WINDOWS IN ENDS OF UNITS

WINDOW TO WINDOW = 40'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO STREET R/W = 25'
WINDOW TO LOT LINE = 15'
BUILDING TO TRACT BOUNDARY = 30'

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 No. 10572
 WILLIAM K. SMITH

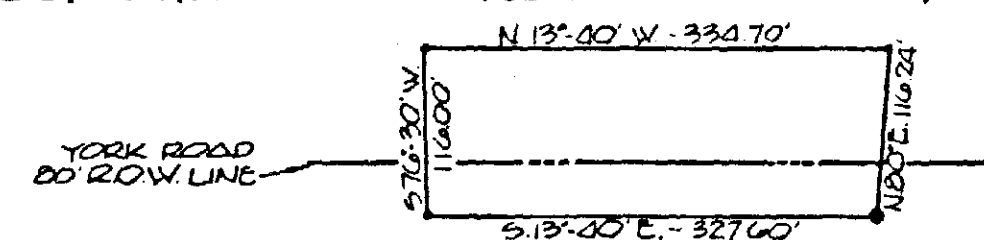
DATA FOR SOIL TYPES				
Jpb: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES				
Jpc2: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED				
Snb: SASSAFRAS-URBAN LAND COMPLEX, 0 to 5% SLOPES				
SOIL	HOMOPHITES (3 STORIES OR LESS)		STREETS/PARKING LOTS	
	W/ BASEMENT	W/O BASEMENT		
JOPPA	Jpb	SLIGHT	SLIGHT	MODERATE: SLOPE
	Jpc2	SLIGHT	SLIGHT	SEVERE: SLOPE
SASSAFRAS	Snb	SLIGHT	SLIGHT	MODERATE: SLOPE

BTU (L)	
SCD	



ADDITIONAL R.O. DATA		
DESCRIPTION		TO FUTURE PROPERTY LINE ON YORK ROAD
NET LOT AREA		28,558 SQ. FT.
GROSS LOT AREA		38,419 SQ. FT.
FLOOR AREA RATIO		PERMITTED = 0.5 PROPOSED = 0.33
MAX. BUILD ALLOWED		19,210 SQ. FT.
PROPOSED BUILDING		15,000 SQ. FT.
REQUIRED PARKING		34
PARKING PROVIDED		50
REQD. AMENITY OPEN SPACE		9,605 SQ. FT.
PROP. AMENITY OPEN SPACE		10,293 SQ. FT.

- 1) PROPOSED BUILDING: 5,000 SQ. FT. • GENERAL OFFICE
 $\frac{10,000 \text{ SQ. FT.} \cdot \text{MEDICAL OFFICE}}{\text{TOTAL} = 15,000 \text{ SQ. FT.}}$
- 2) TRAFFIC: 1 GENERAL OFF. - 5,000 @ 12.3 = 61.5
 $\frac{2\frac{1}{2} \text{ MEDICAL OFF.} - 10,000 @ 7\frac{1}{2} = 750}{\text{TOTAL ADPT.} = 811.5}$
- 3) HOURS OF OPERATION: 7:30 A.M. - 5:00 P.M.
- 4) MAX. NO. EMPLOYEES: 100
- 5) TRANSIT: NO. 9 BUS LINE ON YORK ROAD
- 6) REFUSE TO BE COLLECTED BY A COMMERCIAL COLLECTOR AND STORED IN CANS IN THE UTILITY ROOM.
- 7) TOPOGRAPHY SLOPES FROM YORK ROAD WITH MINOR EXCAVATION.
- 8) REQUIRED PARKING: $\frac{1}{3} \text{ GENERAL OFF.} = (\text{UPPER FLOORS}) 5000 @ 1/1500 = 10$
 $\frac{2\frac{1}{2} \text{ MEDICAL OFFICE} = 10,000 @ 1/1300 = 34}{\text{TOTAL} = 44 \text{ SPACES}}$
- 9) PARKING PROVIDED: 50 SPACES @ $8\frac{1}{2}' \times 18'$ MIN. (HANDICAPPED $12' \times 18'$)
- 10) AMENITY OPEN SPACE PROVIDED: SITE: 7.6662
 COURT: 1.197
 BALCONIES: 1.040
 $\text{TOTAL} = 10,299 \text{ SQ. FT.}$
 (WHICH FUTURE #)
- 11) STORM WATER MANAGEMENT BY INFILTRATION
- 12) ALL LIGHTING (8 PERCENTS OF HIGH-LOW LIGHT & PERCENTS OF MOUNTAIN LIGHT) TO BE DIRECTED DOWNWARD & AWAY FROM RESIDENTIAL AREAS.
- 13) 4' HIGH SCREENING AROUND PARKING LOT WHERE SHOWN BY S (SHRUBS)
- 14) ILLUMINATED SIGN TO BE MOUNTED ON BUILDING FACING YORK ROAD (MAX. 8 SQ. FT.)
- 15) CLASS "B" BUILDING TO BE 3 STY., HAVE A AVG. HEIGHT OF 26'-0" & BE CONSTRUCTED OF RED BRICK, TINTED GLASS & BLEACHED WOOD SUN SHADES (SEE ATTACHED SHEET FOR ELEVATION VIEWS)
- 16) GROSS SITE AREA = 38,419 SQ. FT. OR 0.882 AC. = BASED UPON AREA OF TRACT WITHIN R.O. ZONE PLUS 30' X WIDTH OF TRACT (ROADWAY AREA)



20' MAX

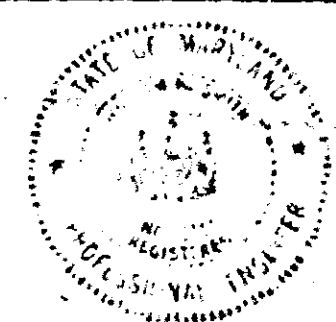
16' MIN.

GROUND?

NO WINDOWS IN ENDS OF UNITS

WINDOW TO WINDOW = 80'
 WINDOW TO TRACT BOUNDARY = 35'
 WINDOW TO STREET R/W = 25'
 WINDOW TO LOT LINE = 15'
 BUILDING TO TRACT BOUNDARY = 30'

HURST-ROSCHÉ ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
257-3760



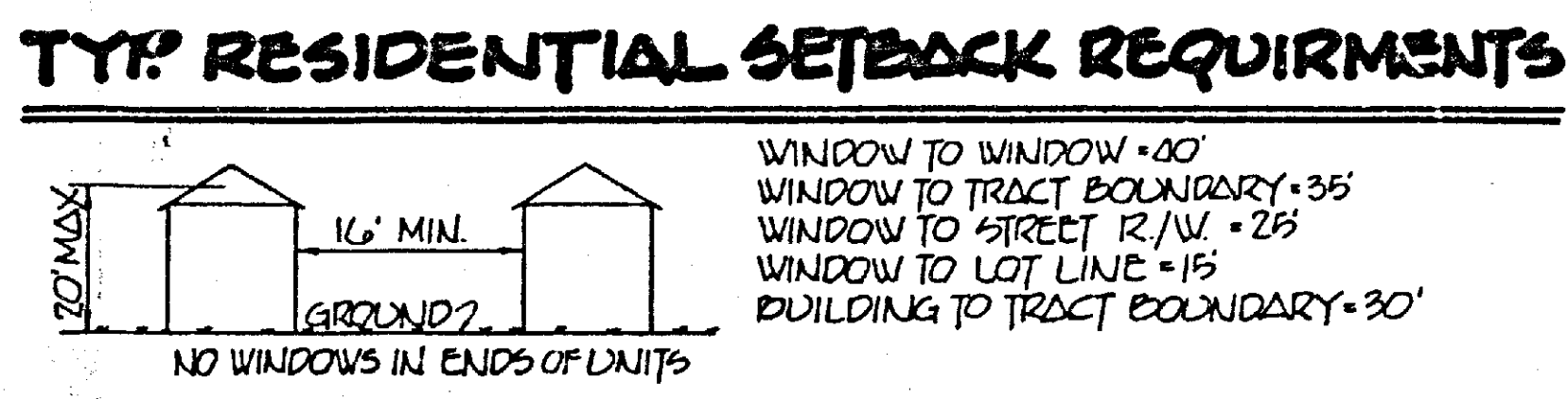
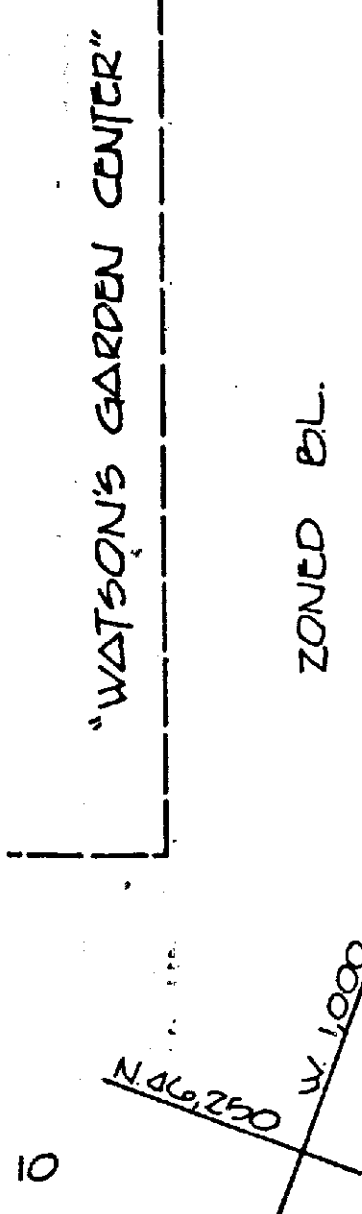
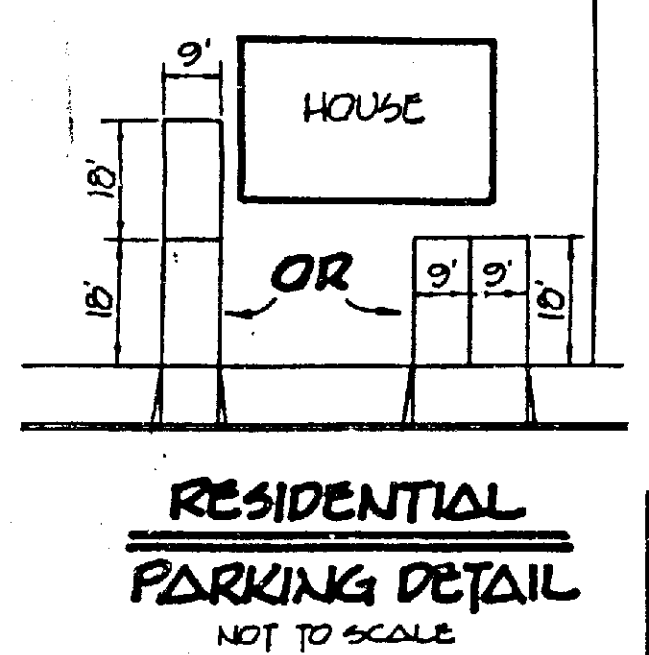
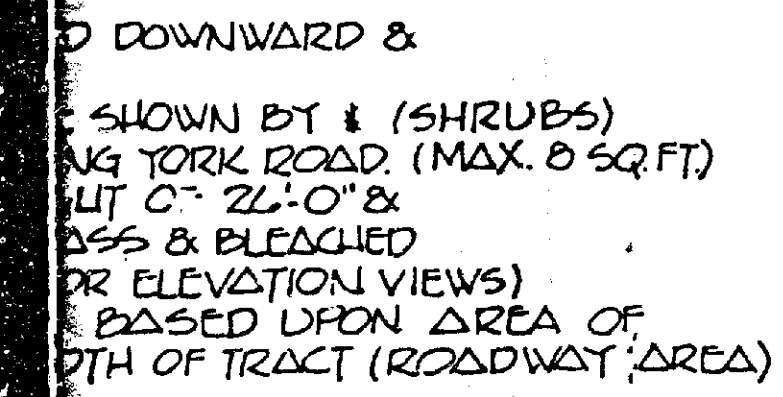
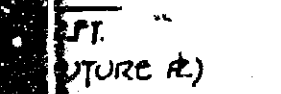
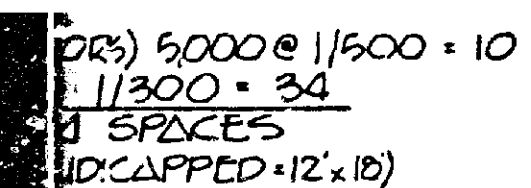
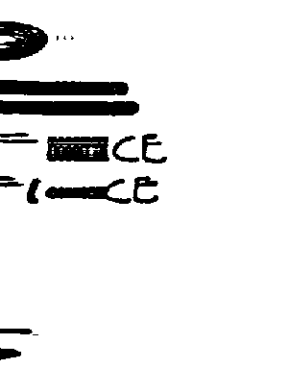
William K. Smith

JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 9% SLOPES				
JpCz: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED				
SnD: SASSAFRAS URBAN LAND COMPLEX, 0 to 19% SLOPES				
SOIL		HOMOTAXIS (3 SIZES - 32 (1/2")		STREETS/PARKING LOTS
		W/ BASEMENT	WO BASEMENT	
JOPPA	JpB	SLIGHT	SLIGHT	MODERATE: SLOPE
	JpCz	SLIGHT	SLIGHT	SEVERE: SLOPE
SASSAFRAS	SnD	SLIGHT	SLIGHT	MODERATE: SLOPE

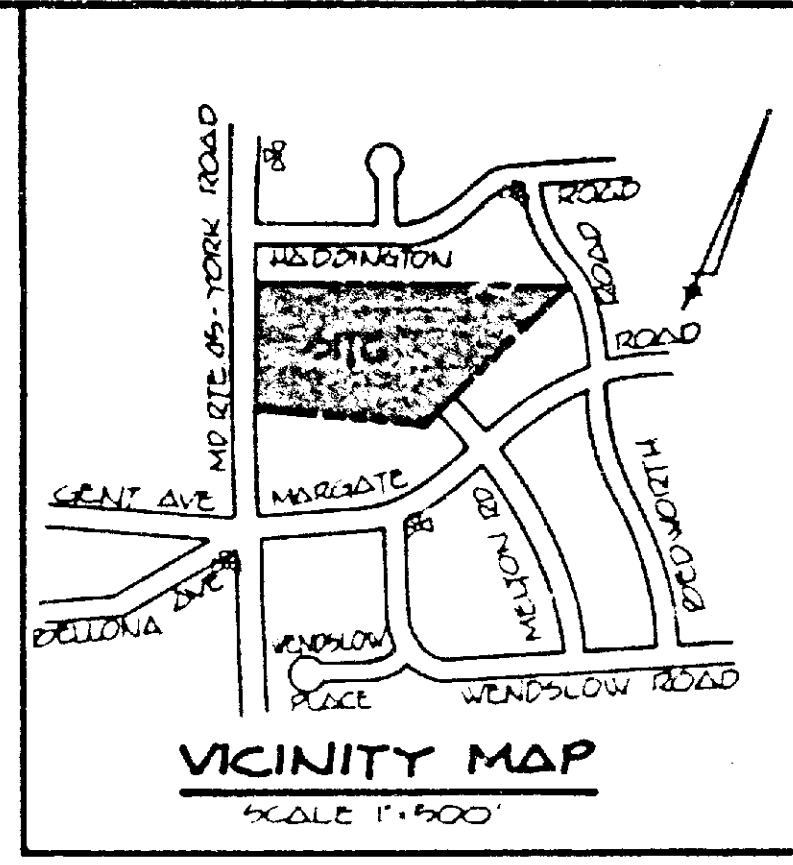
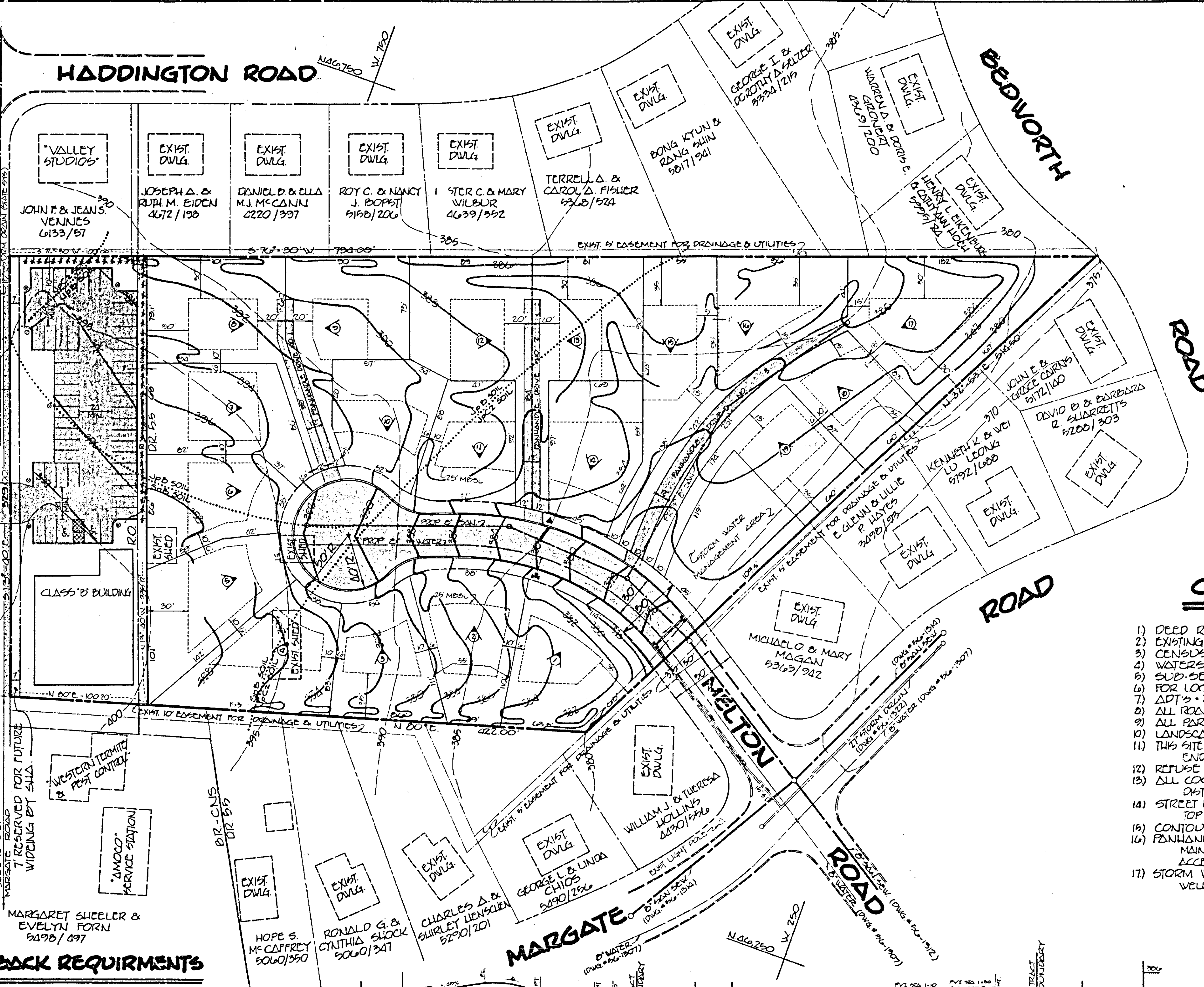
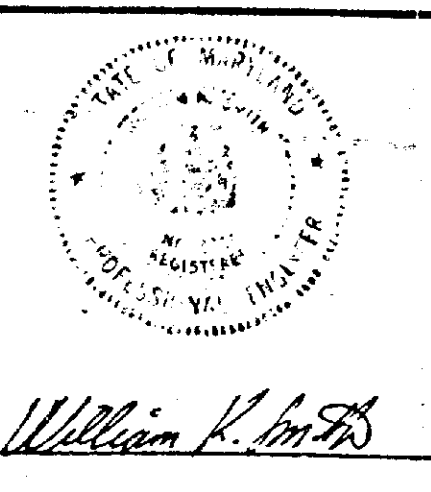
OWNER & DEVELOPER
THANNER DEVELOPMENT
CORPORATION
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

ELEC








BCΔi



HURST-ROSCHKE ENGINEERS, INC.
CONSULTING ENGINEERS
2323 YORK ROAD
TIMONIUM, MD.
252-5760



LEGEND

- 
-  AREA OF PROPOSED PAVING
 FRONT OF HOUSE
 PROPOSED BUILDING ENVELOPE
 EXISTING DIVISION LINE FOR SOIL TYPES
 ——— EXISTING CONTOUR LINE (5' INTERVAL)
 ~~~~ PROPOSED CONTOUR LINE (2' INTERVAL)

SITE DATA

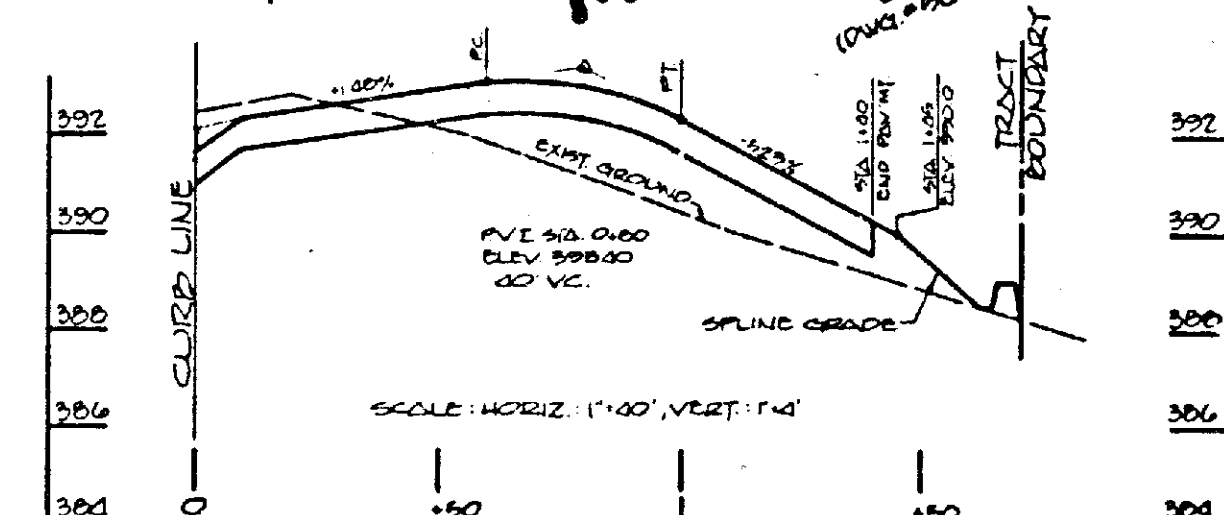
DESCRIPTION	DR 5+ ZONE	R2 ZONE	PROP TOTAL
AREA	406 AC. ±	076 AC. ±	48 AC. ±
DENSITY	TOTAL ALLOWED = 22 PROP. 19 SINGLE FAMILY	(*) PROP. 3 STY. CLASS "B" BUILDING	19 DWELLINGS + 1 BUILDING
OPEN SPACE	REQ'D: 40% OF 0.93 AC. ± PROP. W/OWNER TO BE APPLIED FOR	REQ'D: 25% OF 0.22 AC. ± PROP. 0.24 AC. ±	024 AC. ±
PARKING	REQ'D: 2/DWELLING = 30 PROP. = 30 SPACES	REQ'D: 1/300 (2.5) 5/1100 (1.5) + 04 PROP. 50 SPACES	205 SPACES

⊕ SPECIAL EXCEPTION WILL BE APPLIED FOR

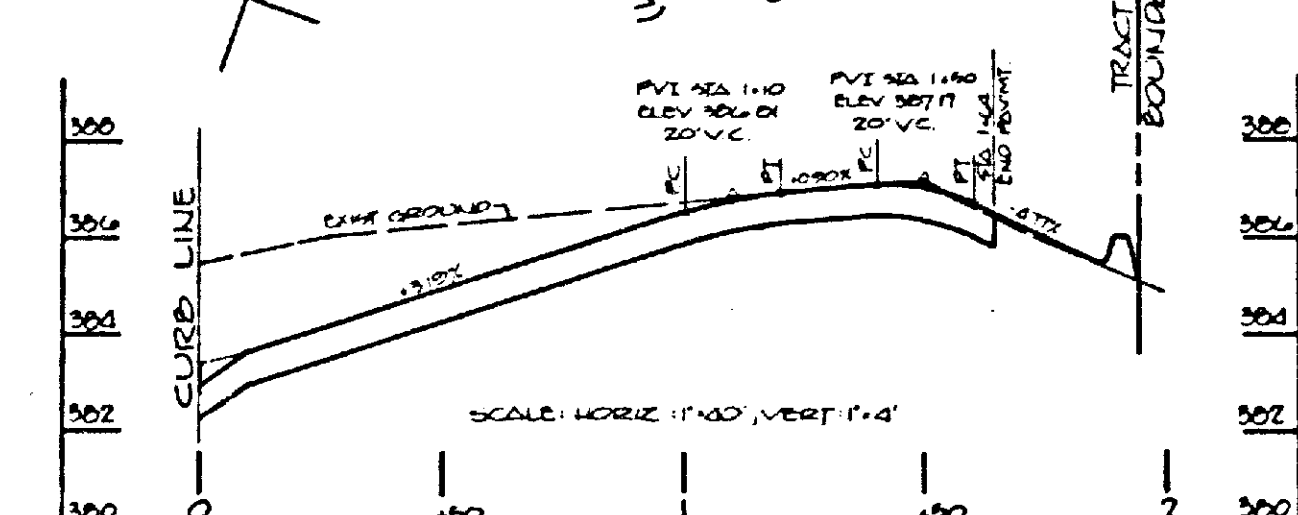
GENERAL NOTES

- 1) DEED REFERENCE: E.H.K. JR. 5490, 497; ACCOUNT # 08-19-033152
- 2) EXISTING ZONING OF SITE: DR 5.5 & R.O. (AS SHOWN)
- 3) CENSUS TRACT NO. 008602
- 4) WATERSHED NO. 10
- 5) SUB-SEWERED NO. 57
- 6) FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 2.)
- 7) ADT 5 = 204 (DR 5.5 ZONE)
- 8) ALL ROADWAYS & PARKING PAVES TO BE PAVED WITH BITUMINOUS CONCRETE.
- 9) ALL PARKING SPACES WILL BE 9'x18' MIN. (DR 5.5 ZONE). SEE DETAIL.
- 10) LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER (DR 5.5 ZONE)
- 11) THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- 12) REFUSE TO BE COLLECTED BY BALTIMORE COUNTY (DR 5.5 ZONE)
- 13) ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- 14) STREET LIGHTS IN DR 5.5 ZONE WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES. SHOWN THUSLY ▲
- 15) CONTOUR INTERVAL: EXISTING = 5'; PROPOSED = 2'
- 16) PANHANDLE DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE & MAINTENANCE SHALL BE IN PROPORTION TO LENGTH NEEDED TO GAIN ACCESS TO INDIVIDUAL LOTS.
- 17) STORM WATER MANAGEMENT: DR 5.5 ZONE • SWALE STORAGE AND DRY WELLS

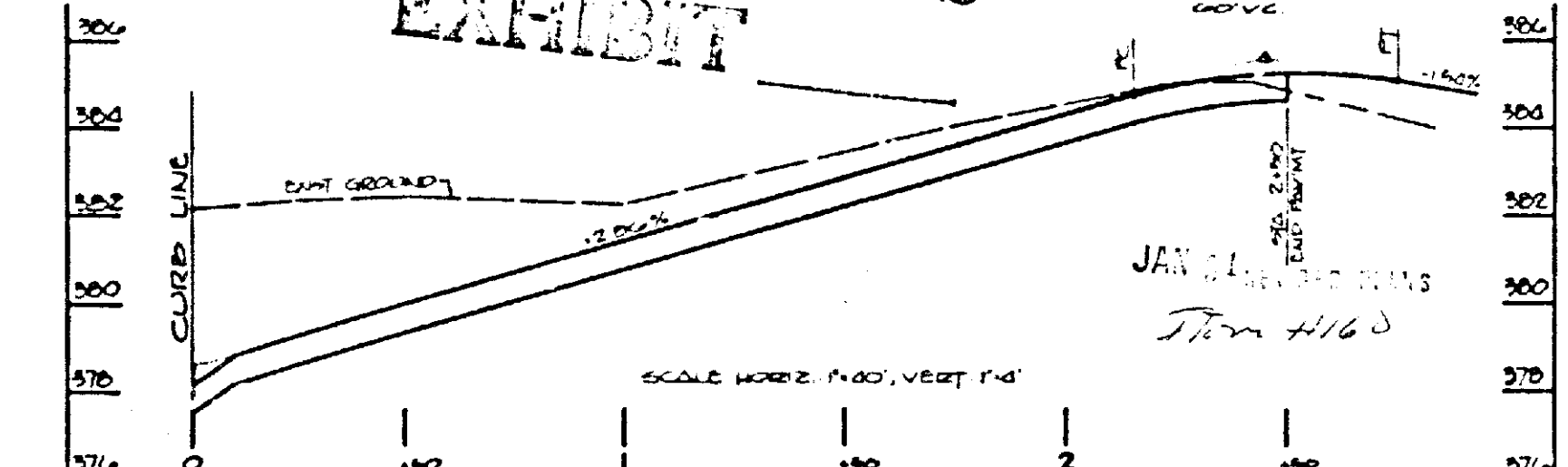
PETITIONER'S
EXHIBIT



PANHANDLE DRIVE NO. 1



PANHANDLE DRIVE NO. 2



PANHANDLE DRIVE NO. 3

DATA FOR SOIL TYPES

Jpb: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES
Jpcz: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY ERODED
Snd: SASSAFRAG-URBAN LAND COMPLEX, 0 to 5% SLOPES

SOIL		HOMESITES (8 STORIES OR LESS)		STREETS/PARKING LOTS
		W/ BASEMENT	W/O BASEMENT	
JOPPA	JpB	SLIGHT	SLIGHT	MODERATE SLOPE
	JpC2	SLIGHT	SLIGHT	SEVERE SLOPE
SASSAFRAS	SnB	SLIGHT	SLIGHT	MODERATE SLOPE

OWNER & DEVELOPER
**THANNER DEVELOPMENT
CORPORATION**
414 E. JOPPA ROAD
TOWSON, MD. 21204
828-0606

C.R.G. PLAN-SUBDIVISION OF
MELTON PLACE

8 TH ELECTION DISTRICT	3 RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND	
SCALE: 1"=40'	DATE: OCTOBER 1983